

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Preston/Fall City/Snoqualmie Ridge/ 75

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 731

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$129,300	\$255,500	\$384,800	\$404,300	95.2%	8.22%
<b>2004 Value</b>	\$135,400	\$266,700	\$402,100	\$404,300	99.5%	7.55%
<b>Change</b>	+\$6,100	+\$11,200	+\$17,300		+4.3%	-0.66%
<b>% Change</b>	+4.7%	+4.4%	+4.5%		+4.5%	-8.03%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.66% and -8.03% represent an improvement.

Sales used in this analysis : All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$138,000	\$253,800	\$391,800
<b>2004 Value</b>	\$144,500	\$276,600	\$421,100
<b>Percent Change</b>	+4.7%	+9.0%	+7.5%

Number of one to three unit residences in the Population: 3392

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with Grades=<6 Non-waterfront, Grade 7 Non-waterfront, Grade 9 Non-waterfront homes had lower average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward. Similarly, properties with grade 10 homes located in Snoqualmie Ridge Plat were adjusted slightly to equalize with other properties. Properties with higher grade homes (12 and 13) required no adjustment and receive a factor of 1.00.

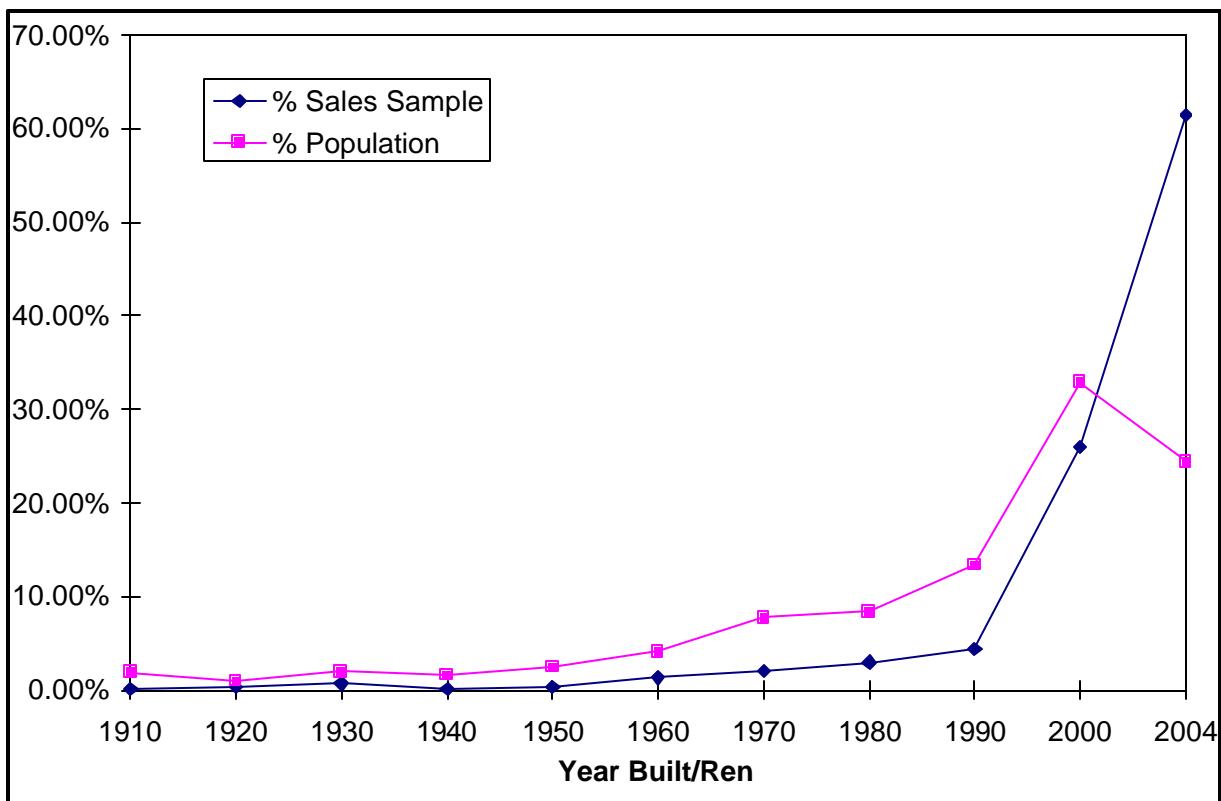
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.14%
1920	3	0.41%
1930	5	0.68%
1940	1	0.14%
1950	3	0.41%
1960	10	1.37%
1970	15	2.05%
1980	22	3.01%
1990	32	4.38%
2000	190	25.99%
2004	449	61.42%
	731	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	66	1.95%
1920	35	1.03%
1930	67	1.98%
1940	55	1.62%
1950	84	2.48%
1960	139	4.10%
1970	263	7.75%
1980	285	8.40%
1990	453	13.35%
2000	1117	32.93%
2004	828	24.41%
	3392	

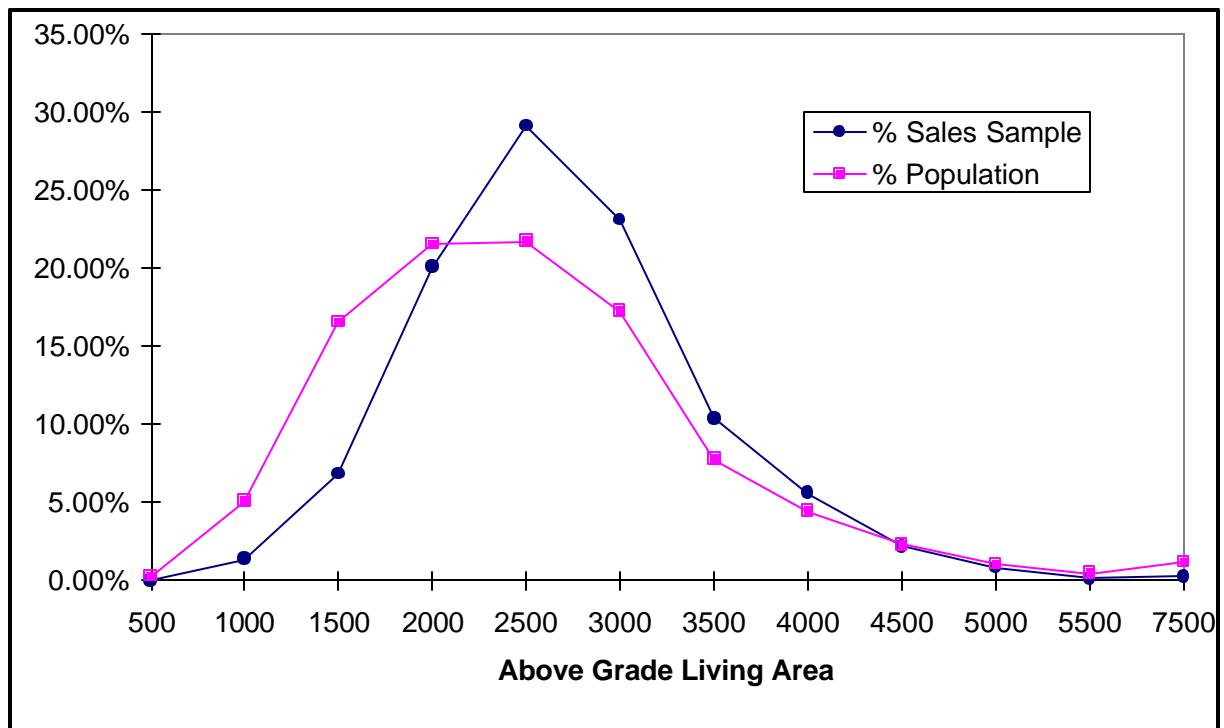


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	1.37%
1500	50	6.84%
2000	147	20.11%
2500	213	29.14%
3000	169	23.12%
3500	76	10.40%
4000	41	5.61%
4500	16	2.19%
5000	6	0.82%
5500	1	0.14%
7500	2	0.27%
	731	

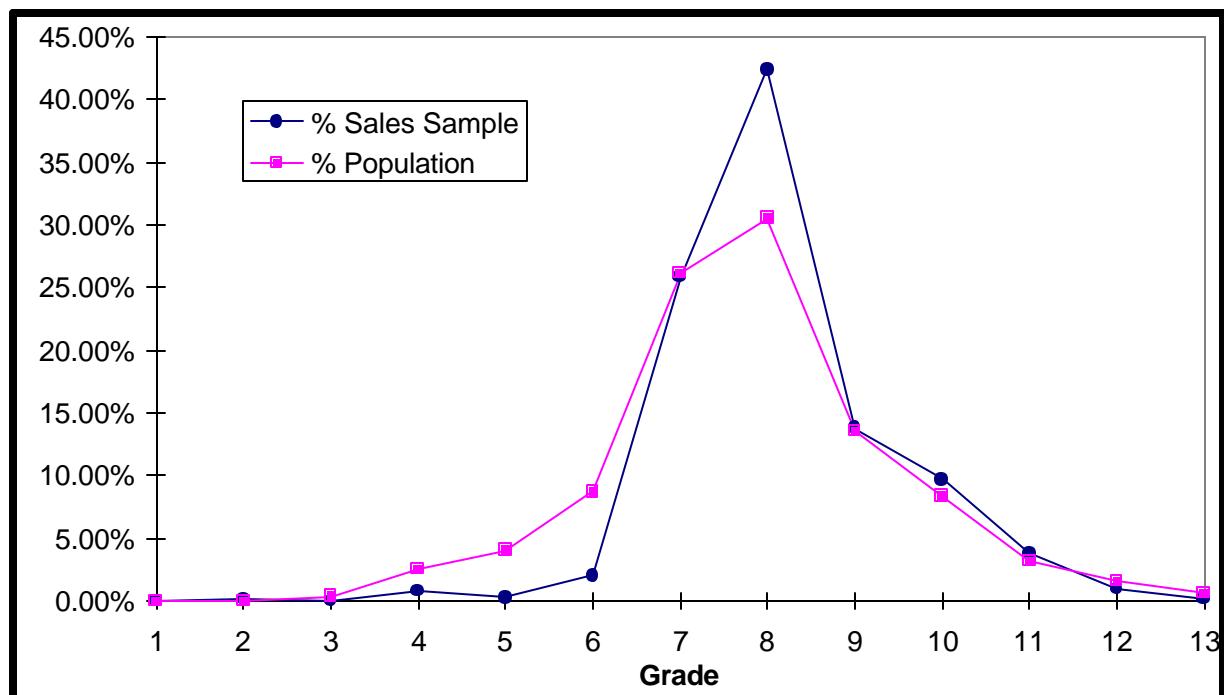
<b>Population</b>		
AGLA	Frequency	% Population
500	10	0.29%
1000	173	5.10%
1500	563	16.60%
2000	733	21.61%
2500	738	21.76%
3000	586	17.28%
3500	264	7.78%
4000	151	4.45%
4500	78	2.30%
5000	38	1.12%
5500	17	0.50%
7500+	41	1.21%
	3392	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

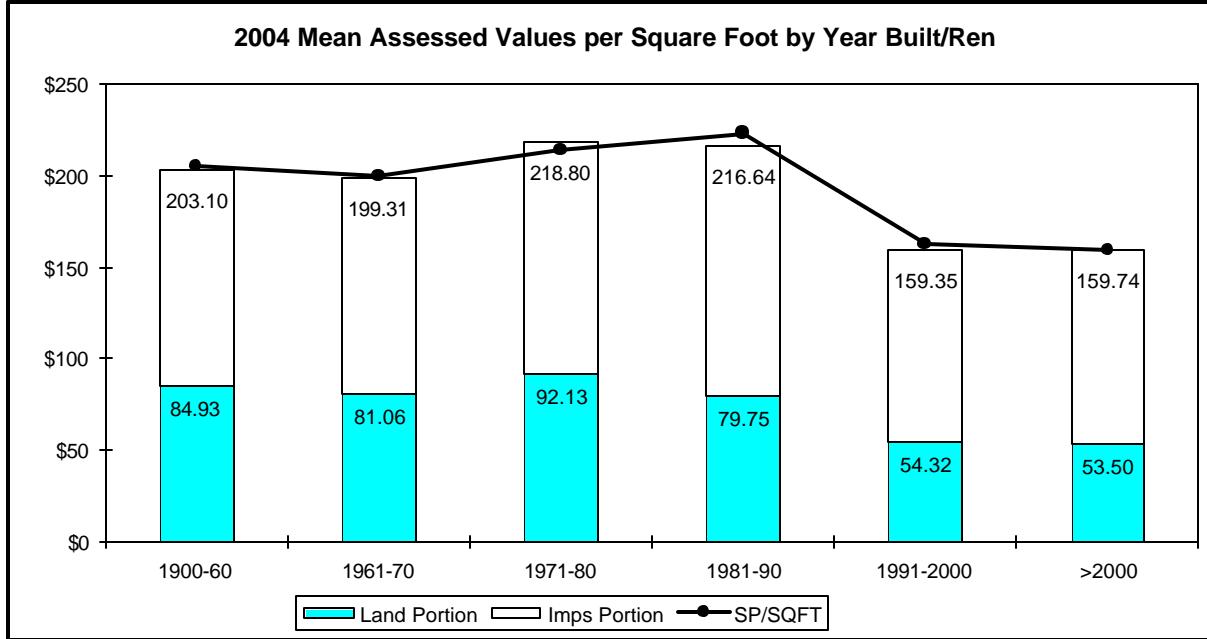
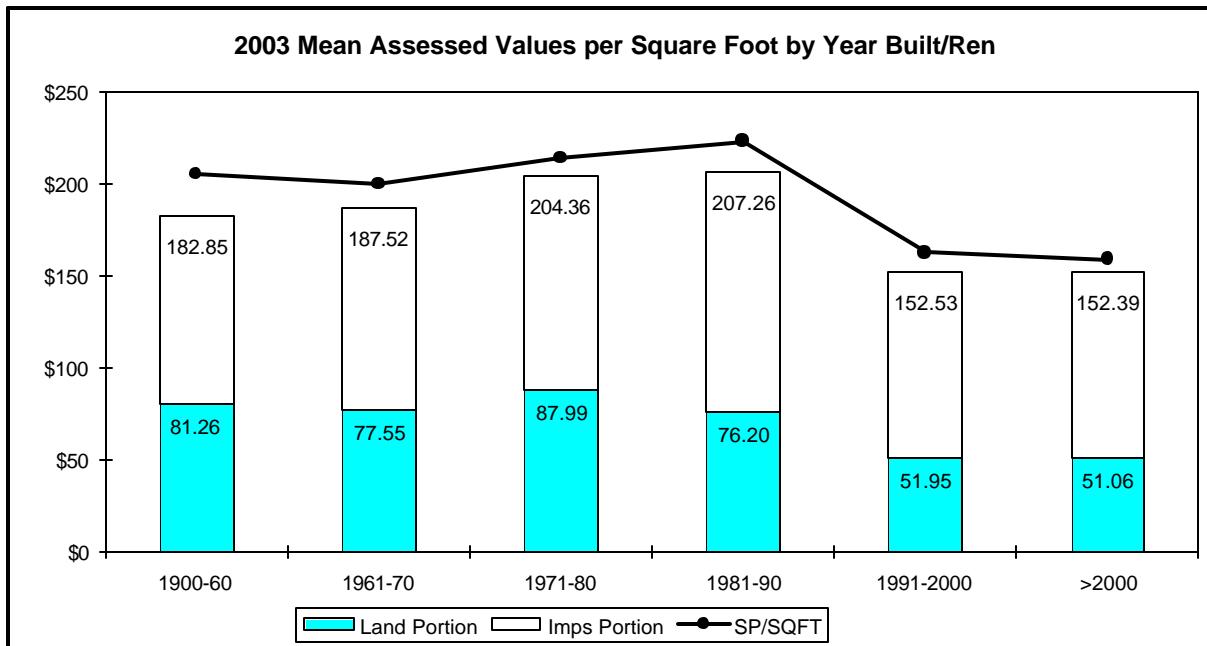
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	1	0.14%	2	1	0.03%
3	0	0.00%	3	13	0.38%
4	6	0.82%	4	87	2.56%
5	2	0.27%	5	138	4.07%
6	15	2.05%	6	297	8.76%
7	189	25.85%	7	889	26.21%
8	310	42.41%	8	1036	30.54%
9	101	13.82%	9	462	13.62%
10	71	9.71%	10	284	8.37%
11	28	3.83%	11	108	3.18%
12	7	0.96%	12	55	1.62%
13	1	0.14%	13	22	0.65%
	731			3392	



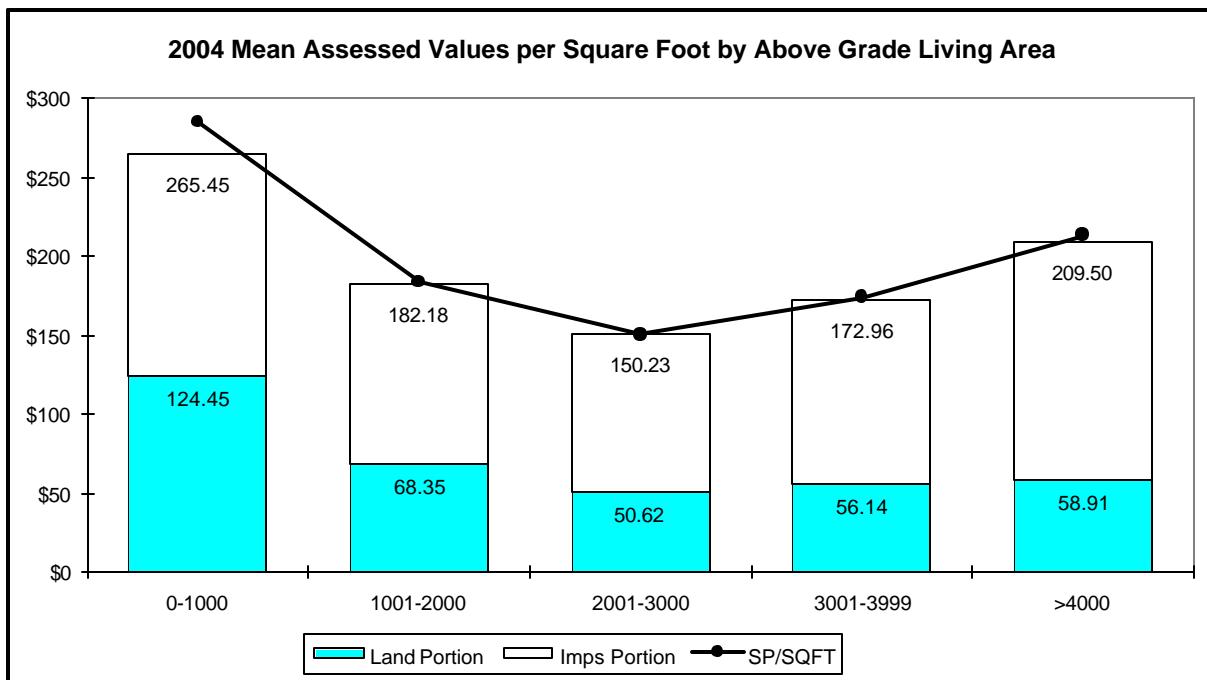
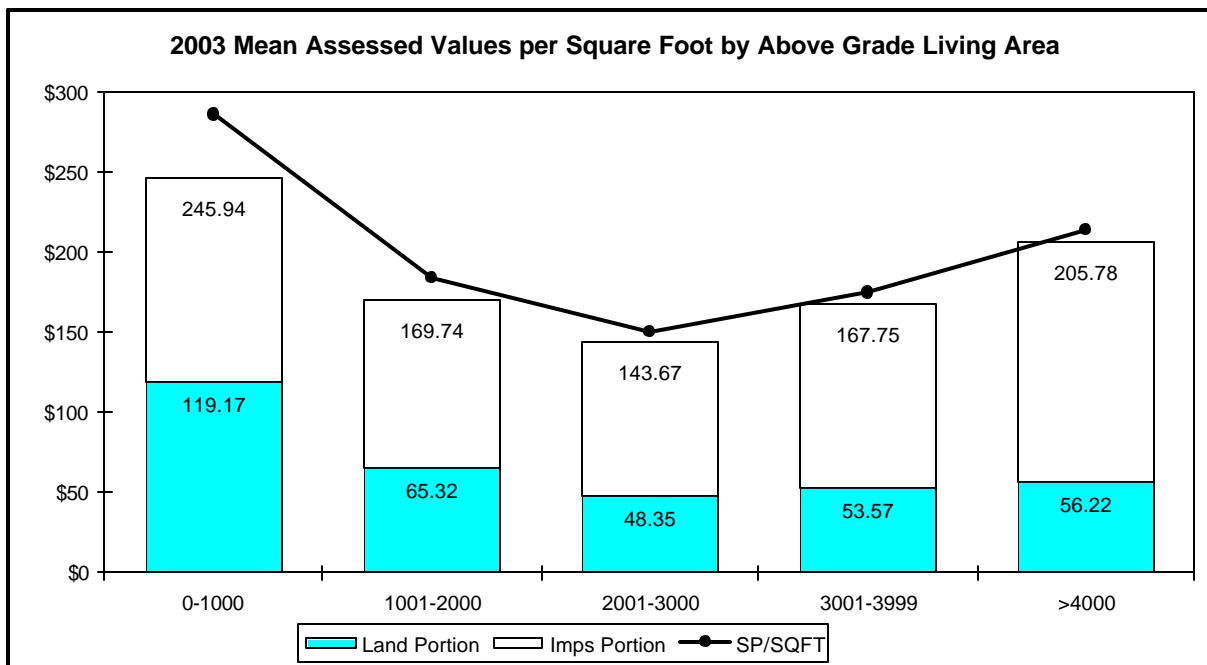
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



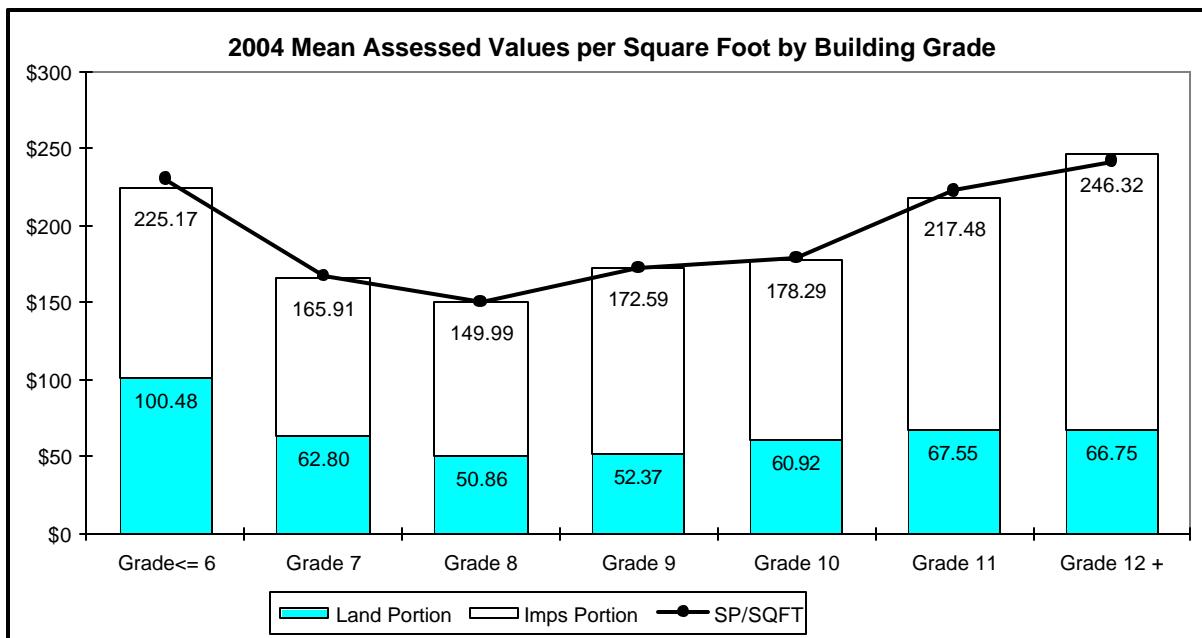
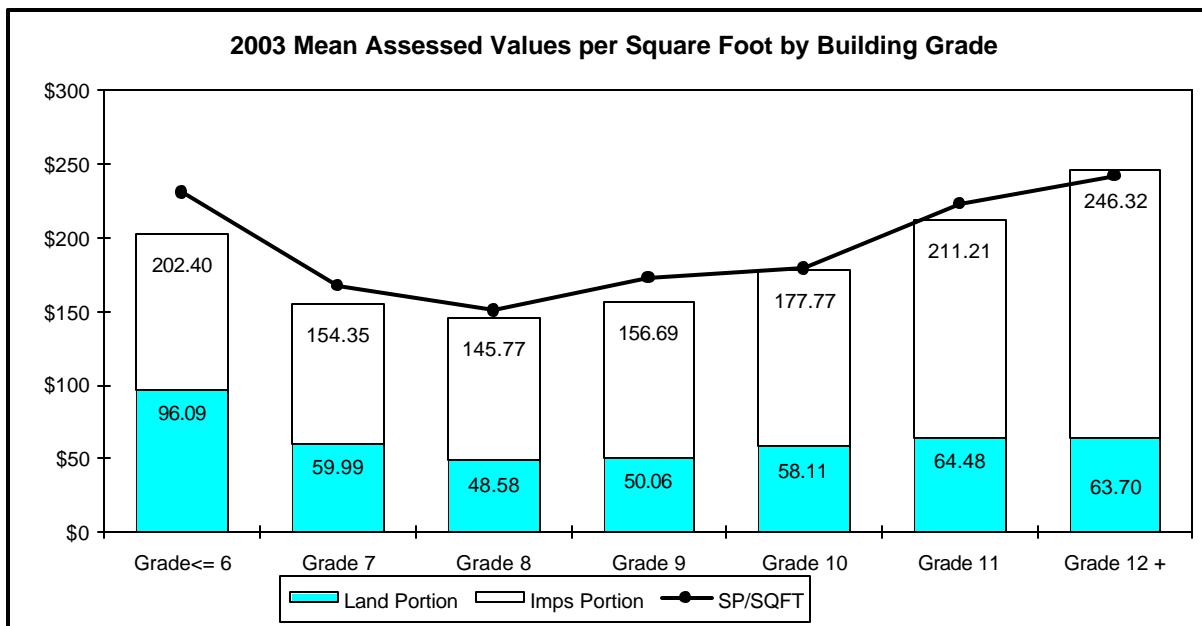
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 71 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.05% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 731 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with grade 6 non-waterfront, grade 7 non-waterfront, grade 9 non-waterfront homes had lower average ratios (assessed value/sales price) than other properties, so, the formula adjusts these properties upward. Similarly, properties with grade 10 homes in Snoqualmie Ridge had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value /0.9705742-0.09535795 grade <=6 NON-WFT.  
-.04279362 grade 7 NON-WFT.-0.06458164 grade 9 NON-WFT +0.02579895 grade 10  
SNOQUALMIE RIDGE.

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value.

An explanatory adjustment table is included in this report.

- Other:
- \*If a property has a grade 12 or 13 house, there is no change in from previous total value. ((Previous Total Value \* 1.00)-(2004 Land Value)=New Improvement Value)).
  - \*If multiple houses exist on a parcel, the model is applied to the principle building (2004 Total Value minus 2004 Land Value)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, New Total Value = 2004 Land Value + Previous Improvement Value.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued as follows.

The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value \* 1.00, with results rounded down to the next \$1,000

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 75 Annual Update Model Adjustments

### 2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

#### Overall (if no other adjustments apply)

3.03%

<b>Grade &lt;=6, Non Waterfront</b>	<b>Yes</b>
% Adjustment	11.23%
<b>Grade 7, Non Waterfront</b>	<b>Yes</b>
% Adjustment	4.75%
<b>Grade 9, Non Waterfront</b>	<b>Yes</b>
% Adjustment	7.34%
<b>Grade 10 Snoq. Ridge</b>	<b>Yes</b>
% Adjustment	-2.67%

#### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade<=6 non-waterfront parcel would *approximately* receive a 14.26% upward adjustment. (3.03% overall+11.23% Grade <=6 Non WFT.). There are 20 sales, 473 in population. 13% of the population would receive this adjustment.

A grade 7 Non-waterfront parcel would *approximately* receive a 7.78% upward adjustment (3.03% overall+4.75% Grade 7 Non WFT). There are 187 sales, 849 parcels in the population. 25% of the population would receive this adjustment.

A grade 9 Non-waterfront parcel would *approximately* receive a 10.37% upward adjustment. (3.3% overall + 7.34% grade 9 Non-WFT). There are 100 sales, 445 parcels in the population. 13 % of the population would receive this adjustment.

A grade 10 parcel located in Snoqualmie Ridge (Maj. Numeric 785198-785220) would *approximately* receive a .36% upward adjustment. (3.03% overall-2.67% Grade 10 Snoq. Ridge) There are 50 sales,132 parcels in the population 3% of the population.

Grade 12 and 13 parcels will receive no adjustment. There are 6 sales, 77 parcels in the population or 2%.

1416 parcels of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	24	0.879	0.984	12.0%	0.942	1.026
7	189	0.926	0.995	7.5%	0.986	1.005
8	310	0.969	0.997	2.9%	0.988	1.005
9	101	0.903	0.995	10.1%	0.978	1.011
10	71	0.994	0.997	0.3%	0.981	1.013
11	28	0.943	0.972	3.0%	0.936	1.007
12	7	1.001	1.001	0.0%	0.950	1.053
13	1	1.098	1.098	0.0%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1960	23	0.894	0.987	10.5%	0.954	1.020
1961-1970	15	0.942	1.004	6.5%	0.948	1.060
1971-1980	22	0.958	1.017	6.1%	0.982	1.052
1981-1990	32	0.944	0.982	4.0%	0.945	1.019
1991-2000	190	0.944	0.981	4.0%	0.971	0.992
>2000	449	0.957	1.000	4.5%	0.993	1.007
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	2	0.865	0.943	9.0%	N/A	N/A
Average	707	0.952	0.994	4.4%	0.989	1.000
Good	22	0.941	1.008	7.1%	0.976	1.041
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	64	0.938	1.002	6.8%	0.979	1.026
1.5	16	0.931	0.995	6.8%	0.943	1.047
2	647	0.953	0.994	4.3%	0.988	0.999
2.5	1	1.037	1.068	3.0%	N/A	N/A
3	3	0.981	0.993	1.3%	0.911	1.075

## Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1000	10	0.862	0.932	8.0%	0.853	1.011
1001-2000	197	0.926	0.993	7.2%	0.983	1.003
2001-3000	382	0.956	1.000	4.6%	0.992	1.007
3001-4000	117	0.964	0.993	3.0%	0.980	1.005
>=4000	25	0.963	0.980	1.8%	0.943	1.018
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	618	0.952	0.999	4.9%	0.993	1.005
Y	113	0.950	0.979	3.1%	0.964	0.993
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	9	0.949	0.972	2.5%	0.867	1.077
N	722	0.952	0.995	4.5%	0.989	1.000
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
8	670	0.954	0.995	4.4%	0.990	1.001
7	61	0.924	0.986	6.6%	0.964	1.008
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	4	0.932	0.958	2.9%	0.877	1.040
03000-05000	254	0.940	0.996	5.9%	0.988	1.004
05001-08000	242	0.960	1.004	4.6%	0.995	1.013
08001-12000	79	0.975	1.000	2.6%	0.981	1.019
12001-16000	28	0.936	0.969	3.5%	0.944	0.994
16001-20000	19	0.950	0.979	3.0%	0.948	1.010
20001-30000	20	0.921	0.956	3.8%	0.911	1.000
30001-43559	19	0.940	0.993	5.7%	0.941	1.046
1AC.-10AC.	66	0.946	0.986	4.3%	0.964	1.009

## Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

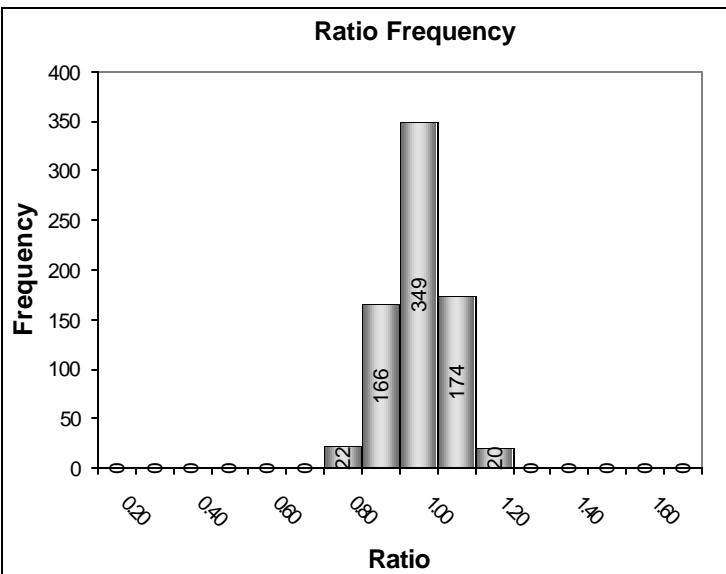
It is difficult to draw valid conclusions when the sales count is low.

Grade 10 Snoqualmie Ridge	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	681	0.947	0.994	5.0%	0.988	1.000
Y	50	0.995	0.998	0.3%	0.979	1.018
Grade 9 Non Waterfront	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	631	0.961	0.995	3.5%	0.989	1.000
Y	100	0.902	0.994	10.3%	0.977	1.011
Grade 7 Non Waterfront	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	544	0.957	0.994	3.8%	0.987	1.001
Y	187	0.927	0.997	7.6%	0.988	1.007
Grade <=6 Non Waterfront	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	711	0.953	0.995	4.4%	0.989	1.000
Y	20	0.874	0.997	14.0%	0.955	1.039

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NE / TEAM-3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/1/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>PRESTON/FALLCITY/SNOQ. RIDGE</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	731		
<b>Mean Assessed Value</b>	384,800		
<b>Mean Sales Price</b>	404,300		
<b>Standard Deviation AV</b>	169,700		
<b>Standard Deviation SP</b>	173,640		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.951		
<b>Median Ratio</b>	0.949		
<b>Weighted Mean Ratio</b>	0.952		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.758		
<b>Highest ratio:</b>	1.180		
<b>Coefficient of Dispersion</b>	6.61%		
<b>Standard Deviation</b>	0.078		
<b>Coefficient of Variation</b>	8.22%		
<b>Price Related Differential (PRD)</b>	0.999		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.940		
<i>Upper limit</i>	0.955		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.945		
<i>Upper limit</i>	0.956		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3392		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.078		
<b>Recommended minimum:</b>	10		
<b>Actual sample size:</b>	731		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	375		
# ratios above mean:	356		
<i>Z:</i>	0.703		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



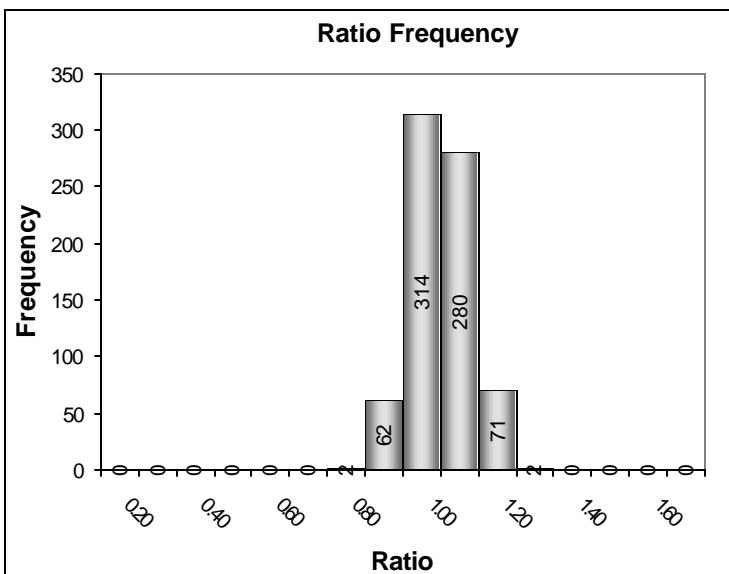
### COMMENTS:

1 to 3 Unit Residences throughout area 75

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NE / TEAM-3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/14/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Preston/Fall City /Snoq. Ridge	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	731		
<b>Mean Assessed Value</b>	402,100		
<b>Mean Sales Price</b>	404,300		
<b>Standard Deviation AV</b>	169.586		
<b>Standard Deviation SP</b>	173.640		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.997		
<b>Weighted Mean Ratio</b>	0.995		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.780		
<b>Highest ratio:</b>	1.214		
<b>Coefficient of Dispersion</b>	6.06%		
<b>Standard Deviation</b>	0.075		
<b>Coefficient of Variation</b>	7.55%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.003		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.004		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3392		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.075		
<b>Recommended minimum:</b>	9		
<b>Actual sample size:</b>	731		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	371		
# ratios above mean:	360		
<i>Z:</i>	0.407		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 75

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	673070	0385	11/17/03	\$130,000	770	0	2	1942	3	7000	N	N	4313 340TH PL SE	
007	094310	0483	5/21/02	\$195,000	700	0	4	1927	4	11433	N	N	4426 332ND AV SE	
007	247590	1190	12/16/03	\$159,900	840	0	4	1923	3	5000	N	N	33413 334TH PL SE	
007	094310	0446	3/17/03	\$178,500	920	0	4	1955	3	13388	N	N	33316 SE 43RD ST	
007	152407	9009	3/13/02	\$210,000	920	0	5	1925	2	24925	N	N	32729 SE REDMOND-FALL CITY RD	
007	256131	0090	10/31/03	\$190,000	1010	0	6	1974	3	10125	N	N	4135 330TH PL SE	
007	162407	9023	2/20/03	\$260,000	1030	0	6	1960	3	20000	N	N	4123 324TH AV SE	
007	247590	1045	10/7/03	\$285,000	1120	0	6	1924	3	21000	N	N	4360 336TH PL SE	
007	152407	9061	7/17/02	\$209,500	1280	0	6	1945	3	21000	N	N	32411 SE 44TH ST	
007	256130	0040	4/15/02	\$210,000	1400	0	6	1972	4	8250	N	N	4236 327TH PL SE	
007	132407	9036	5/21/02	\$244,950	1460	0	6	1937	3	42688	N	N	35912 SE 46TH ST	
007	602200	0130	5/27/03	\$213,500	1010	0	7	1967	3	13418	N	N	4044 323RD AV SE	
007	132407	9085	8/12/03	\$267,500	1050	0	7	1975	3	57499	N	N	36014 SE FISH HATCHERY RD	
007	803870	0105	5/27/03	\$293,450	1110	780	7	1997	3	9600	N	N	4459 337TH PL SE	
007	248120	0020	8/8/02	\$200,000	1160	0	7	1970	3	9600	N	N	4115 328TH PL SE	
007	803900	0035	11/24/03	\$210,000	1320	0	7	1958	3	9240	N	N	4225 333RD AV SE	
007	248120	0100	7/12/02	\$198,500	1320	0	7	1970	4	9675	N	N	4114 328TH PL SE	
007	248120	0010	1/7/02	\$200,000	1320	0	7	1970	4	10240	N	N	4105 328TH PL SE	
007	241210	0040	9/5/03	\$239,900	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE	
007	162407	9065	9/11/03	\$249,000	1360	0	7	1968	3	13760	N	N	4013 324TH AV SE	
007	073270	0040	7/26/02	\$235,000	1360	0	7	1968	3	22500	N	N	33423 SE 44TH PL	
007	094310	0981	11/21/02	\$256,000	1400	0	7	1979	4	16003	N	N	32924 SE ISSAQAH-FALL CITY RD	
007	162407	9041	9/23/03	\$349,500	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST	
007	162407	9041	3/20/03	\$295,000	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST	
007	094310	0688	8/12/03	\$254,500	1530	0	7	1953	3	12768	N	N	4454 332ND AV SE	
007	132407	9007	1/17/02	\$340,000	1610	0	7	1977	3	144619	N	N	4350 356TH DR SE	
007	092407	9062	5/28/03	\$379,000	1700	0	7	1971	3	232610	N	N	3824 310TH AV SE	
007	094310	0921	11/20/02	\$307,500	1860	0	7	1928	4	30000	N	N	32929 SE 44TH ST	
007	094310	1004	12/1/03	\$289,000	1965	0	7	1961	4	23888	N	N	4551 330TH PL SE	
007	094310	0442	12/29/03	\$270,000	1980	0	7	1955	3	25480	N	N	33323 SE 42ND ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	602200	0100	4/8/02	\$249,500	2010	0	7	1967	3	14864	N	N	4022 323RD AV SE
007	152407	9015	1/13/03	\$370,000	2190	0	7	1990	3	85377	N	N	4527 325TH AV SE
007	094310	0520	4/24/03	\$295,000	1310	0	8	1983	3	38400	N	Y	4551 PRESTON-FALL CITY RD SE
007	254900	0090	7/31/03	\$310,000	1680	0	8	1989	3	15172	N	N	4430 328TH PL SE
007	793350	0170	10/17/02	\$358,750	1870	0	8	1978	3	33457	N	N	35434 SE 49TH ST
007	094310	0265	4/23/03	\$299,000	1940	0	8	1996	3	16305	N	N	4239 332ND AV SE
007	232407	9059	3/12/03	\$375,000	2010	620	8	1973	3	64033	Y	N	5434 LAKE ALICE RD SE
007	152407	9159	3/11/02	\$287,000	2050	0	8	1987	3	35154	N	N	32414 SE 42ND PL
007	162407	9111	3/20/03	\$600,000	2070	0	8	1994	3	201247	N	N	31816 SE 48TH ST
007	873171	0040	9/15/03	\$350,000	2070	570	8	1957	3	49222	N	N	4471 335TH CT SE
007	803870	0010	5/31/02	\$240,000	2070	0	8	2000	3	7500	N	N	33711 SE 44TH PL
007	031890	0150	8/26/02	\$339,950	2110	0	8	1995	3	15168	N	N	4548 329TH PL SE
007	031890	0140	12/2/02	\$335,000	2150	0	8	1995	3	15092	N	N	4544 329TH PL SE
007	793350	0060	10/21/02	\$370,000	2220	0	8	1985	3	42700	N	N	35928 SE 49TH ST
007	094310	0363	11/14/03	\$427,450	2650	0	8	2000	3	24264	Y	N	32933 SE 43RD ST
007	746700	0110	3/19/02	\$412,500	2720	0	8	1995	3	48351	N	N	35526 SE 41ST ST
007	392450	0170	12/1/03	\$435,000	2740	0	8	1987	3	44158	N	N	4657 332ND AV SE
007	152407	9163	7/26/02	\$383,000	2360	0	9	1990	3	37809	Y	N	33625 SE 47TH ST
007	746700	0050	11/26/03	\$445,000	2590	0	9	1995	3	45738	Y	N	35532 SE 42ND ST
007	242791	0040	5/2/03	\$424,880	2890	0	9	2003	3	15067	N	N	32430 SE 43RD PL
007	242790	0010	1/2/03	\$449,880	2940	0	9	2002	3	19272	N	N	32409 SE 43RD PL
007	242790	0050	3/13/03	\$438,000	3090	0	9	2003	3	16183	N	N	32446 SE 43RD PL
007	242790	0040	4/9/03	\$435,000	3120	0	9	2003	3	15398	N	N	32440 SE 43RD PL
007	242790	0030	10/1/02	\$513,200	3140	0	9	2002	3	18014	N	N	32427 SE 43RD PL
007	242791	0010	9/30/03	\$460,000	3240	0	9	2003	3	15140	N	N	32410 SE 43RD PL
007	242790	0020	9/9/02	\$458,884	3250	0	9	2002	3	18277	N	N	32419 SE 43RD PL
007	242791	0020	6/10/03	\$482,031	3270	0	9	2003	3	15103	N	N	32416 SE 43RD PL
007	793350	0270	5/2/03	\$778,000	3330	0	9	1978	3	148975	N	Y	35513 SE 49TH ST
007	793351	0060	5/10/02	\$510,000	2635	0	10	1999	3	57063	N	N	35438 SE 47TH PL
007	092407	9047	7/21/03	\$615,000	3020	0	10	1977	3	211266	N	N	3910 310TH AV SE
007	232407	9008	8/28/03	\$747,000	4160	0	10	1990	3	219542	N	N	5377 347TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	689330	0285	9/24/03	\$180,000	790	0	4	1904	4	7200	N	N	8428 PRESTON-FALL CITY RD SE
008	398030	0355	8/12/03	\$334,500	1180	0	4	1953	4	21250	Y	Y	7841 LAKE ALICE RD SE
008	302407	9032	4/24/02	\$340,000	1200	0	4	1913	3	341555	Y	N	27830 SE HIGH POINT WY
008	302507	9019	10/9/03	\$480,000	2000	0	5	1916	3	1E+06	N	N	1325 REDMOND-FALL CITY RD NE
008	102307	9064	12/11/03	\$216,700	580	0	6	1990	3	11100	Y	Y	33324 SE 126TH ST
008	398030	0105	6/26/02	\$315,000	730	440	6	1968	3	14375	Y	Y	7241 LAKE ALICE RD SE
008	282407	9038	9/25/03	\$226,950	890	0	6	1963	2	26500	N	Y	7230 PRESTON-FALL CITY RD SE
008	222406	9014	6/9/03	\$291,500	1080	0	6	1975	3	134420	N	N	23932 SE BLACK NUGGET RD
008	252406	9072	6/3/02	\$197,000	1140	0	6	1981	4	27760	N	N	27529 SE HIGH POINT WY
008	027810	0152	7/19/02	\$188,000	1210	0	6	1975	4	4750	N	N	8633 307TH AV SE
008	172407	9001	11/20/03	\$269,000	1260	1260	6	1957	3	46609	N	N	30415 SE 40TH ST
008	322407	9101	5/13/03	\$312,000	1600	0	6	1919	4	35420	N	N	29901 SE 82ND ST
008	212407	9083	8/19/02	\$500,000	2620	0	6	1998	3	205603	Y	N	5610 322ND AV SE
008	398030	0295	4/25/02	\$479,500	950	670	7	1983	3	21350	Y	Y	7731 LAKE ALICE RD SE
008	312507	9051	7/30/02	\$285,000	1060	300	7	1995	3	86248	N	N	730 REDMOND-FALL CITY RD NE
008	172407	9024	8/27/03	\$350,000	1180	200	7	1969	4	321037	N	N	30211 SE 40TH ST
008	182407	9022	2/19/02	\$349,950	1240	0	7	1987	3	73180	N	N	4051 280TH AV SE
008	362992	0360	9/2/03	\$261,350	1260	0	7	2003	3	3160	N	N	2546 NE IVY WY
008	362992	0140	6/19/03	\$275,937	1260	0	7	2003	3	3000	N	N	2541 NE JEWELL LN
008	362992	0200	8/6/03	\$269,564	1260	0	7	2003	3	3000	N	N	2447 NE JEWELL LN
008	132406	9021	10/31/03	\$410,000	1380	0	7	1977	3	411206	N	N	26229 SE 42ND ST
008	362992	0300	8/26/03	\$271,569	1440	0	7	2003	3	3000	N	N	2532 NE IVERSON LN
008	362992	0020	8/13/03	\$286,171	1440	0	7	2003	3	3004	N	N	2435 NE JULEP ST
008	362992	0170	7/23/03	\$284,131	1440	0	7	2003	3	3021	N	N	2491 NE JEWELL LN
008	362992	0040	7/16/03	\$273,061	1440	0	7	2003	3	3009	N	N	2469 NE JULEP ST
008	362992	0100	6/24/03	\$272,001	1440	0	7	2003	3	3028	N	N	2563 NE JULEP ST
008	142406	9035	3/24/03	\$349,950	1480	730	7	1965	3	98446	N	N	25731 SE OLD BLACK NUGGET RD
008	785215	0610	2/24/03	\$270,394	1490	0	7	2003	3	4914	N	N	35108 SE KINSEY ST
008	785215	0160	4/28/03	\$267,846	1490	0	7	2003	3	4000	N	N	35215 SE RIDGE ST
008	785215	0100	3/17/03	\$259,217	1490	0	7	2003	3	3960	N	N	35123 SE RIDGE ST
008	785215	0440	3/27/03	\$255,137	1490	0	7	2003	3	4264	N	N	35232 SE KINSEY ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	182407	9001	9/17/02	\$489,950	1500	0	7	1978	3	224334	N	N	4138 287TH AV SE
008	785215	0490	3/7/03	\$287,564	1530	0	7	2003	3	4873	N	N	35218 SE KINSEY ST
008	785215	0590	2/11/03	\$266,960	1530	0	7	2003	3	4914	N	N	35116 SE KINSEY ST
008	785205	0120	9/24/03	\$271,000	1540	0	7	1999	3	3222	N	N	7814 DOUGLAS AV SE
008	785205	0020	4/28/03	\$262,000	1540	0	7	1999	3	3222	N	N	7712 DOUGLAS AV SE
008	785205	0050	6/13/02	\$252,500	1540	0	7	1999	3	3222	N	N	7722 DOUGLAS AV SE
008	785205	0120	9/23/02	\$249,000	1540	0	7	1999	3	3222	N	N	7814 DOUGLAS AV SE
008	321095	0500	9/4/03	\$289,000	1540	960	7	1977	4	37896	N	N	33633 SE 55TH ST
008	785206	0120	10/6/03	\$262,000	1548	0	7	2000	3	3675	N	N	34725 SE RIDGE ST
008	785206	0500	7/8/02	\$245,000	1548	0	7	2000	3	3411	N	N	7821 INGRAM LN SE
008	222407	9080	8/14/02	\$359,000	1580	1220	7	1989	3	64999	N	N	5028 LAKE ALICE RD SE
008	785206	0350	12/30/03	\$270,000	1586	0	7	2000	3	3182	N	N	34736 SE KINSEY ST
008	785206	0440	8/21/03	\$265,000	1586	0	7	2000	3	3038	N	N	7804 INGRAM LN SE
008	785206	0490	11/20/03	\$262,500	1586	0	7	2000	3	3411	N	N	7817 INGRAM LN SE
008	785206	0470	3/25/03	\$262,000	1586	0	7	2000	3	3746	N	N	7813 INGRAM LN SE
008	785206	0200	6/10/03	\$264,000	1586	0	7	2000	3	3538	N	N	7632 DOUGLAS AV SE
008	785206	0510	5/16/03	\$261,495	1586	0	7	2000	3	3661	N	N	7823 INGRAM LN SE
008	785206	0010	5/7/02	\$257,500	1586	0	7	2000	3	4746	Y	N	34815 SE RIDGE ST
008	785206	0220	11/25/02	\$252,000	1586	0	7	2000	3	3959	N	N	34630 SE KINSEY ST
008	785206	0320	5/9/02	\$252,000	1586	0	7	2000	3	3064	N	N	34726 SE KINSEY ST
008	785205	0010	11/8/02	\$256,500	1590	0	7	1999	3	3824	N	N	7708 DOUGLAS AV SE
008	785205	0140	2/14/02	\$257,000	1590	0	7	1999	3	3434	N	N	7822 DOUGLAS AV SE
008	785205	0210	3/17/03	\$249,950	1590	0	7	1999	3	3248	N	N	7906 DOUGLAS AV SE
008	689330	0470	11/4/03	\$249,950	1590	690	7	1950	3	36932	N	N	8540 312TH PL SE
008	689350	0010	8/31/02	\$274,500	1600	0	7	1989	3	48181	N	N	8309 308TH AV SE
008	362992	0430	10/7/03	\$302,427	1630	0	7	2003	3	3160	N	N	2428 NE IVY WY
008	362992	0290	9/11/03	\$306,944	1630	0	7	2003	3	3296	N	N	2516 NE IVERSON LN
008	362992	0320	9/4/03	\$306,950	1630	0	7	2003	3	3000	N	N	2564 NE IVERSON LN
008	362992	0180	7/30/03	\$306,449	1630	0	7	2003	3	3000	N	N	2475 NE JEWELL LN
008	362992	0210	8/11/03	\$305,168	1630	0	7	2003	3	3000	N	N	2427 NE JEWELL LN
008	362992	0050	7/15/03	\$296,603	1630	0	7	2003	3	3012	N	N	2483 NE JULEP ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0160	7/16/03	\$306,371	1630	0	7	2003	3	3317	N	N	2509 NE JEWELL LN
008	362992	0130	7/2/03	\$306,246	1630	0	7	2003	3	3000	N	N	2561 NE JEWELL LN
008	362992	0080	8/7/03	\$296,105	1630	0	7	2003	3	3023	N	N	2531 NE JULEP ST
008	362992	0010	7/30/03	\$295,760	1630	0	7	2003	3	3055	N	N	2419 NE JULEP ST
008	362992	0110	6/22/03	\$295,210	1630	0	7	2003	3	3321	N	N	2587 NE JULEP ST
008	785217	0760	8/7/03	\$280,270	1630	0	7	2003	3	3680	N	N	6501 EAST CREST VIEW LP SE
008	785217	0780	7/30/03	\$279,950	1630	0	7	2003	3	3214	N	N	6511 EAST CREST VIEW LP SE
008	785217	0690	6/24/03	\$269,731	1630	0	7	2003	3	3304	N	N	6512 WEST CREST VIEW LP SE
008	222406	9058	4/4/03	\$353,000	1640	1140	7	1963	4	29371	N	N	23717 SE BLACK NUGGET RD
008	222407	9106	4/24/03	\$277,950	1690	0	7	1998	3	41800	N	N	4907 328TH WY SE
008	222407	9106	3/11/02	\$270,000	1690	0	7	1998	3	41800	N	N	4907 328TH WY SE
008	785215	0150	3/1/03	\$301,534	1700	0	7	2003	3	4444	N	N	35211 SE RIDGE ST
008	785215	0420	5/1/03	\$293,817	1700	0	7	2003	3	5814	N	N	35308 SE KINSEY ST
008	785215	0180	5/30/03	\$290,660	1700	0	7	2003	3	4000	N	N	35223 SE RIDGE ST
008	785215	0360	6/23/03	\$291,234	1700	0	7	2003	3	6393	N	N	35332 SE KINSEY ST
008	785215	0020	1/17/03	\$289,642	1700	0	7	2003	3	3982	N	N	35027 SE RIDGE ST
008	785215	0450	3/10/03	\$287,937	1700	0	7	2003	3	4771	N	N	35230 SE KINSEY ST
008	785215	0010	1/9/03	\$282,925	1700	0	7	2003	3	5305	N	N	35023 SE RIDGE ST
008	785215	0600	12/18/02	\$283,500	1700	0	7	2003	3	4914	N	N	35112 SE KINSEY ST
008	785215	0090	3/14/03	\$282,096	1700	0	7	2003	3	4417	N	N	35119 SE RIDGE ST
008	785215	0120	5/20/03	\$281,190	1700	0	7	2003	3	4000	N	N	35131 SE RIDGE ST
008	785215	0200	3/10/03	\$277,096	1700	0	7	2003	3	6396	N	N	35231 SE RIDGE ST
008	785215	0400	7/1/03	\$278,109	1700	0	7	2003	3	5020	N	N	35316 SE KINSEY ST
008	785215	0050	2/5/03	\$274,121	1700	0	7	2003	3	4088	N	N	35105 SE RIDGE ST
008	785215	0460	6/2/03	\$272,166	1700	0	7	2003	3	4324	N	N	35228 SE KINSEY ST
008	785215	0620	12/23/02	\$269,709	1700	0	7	2003	3	6159	N	N	35104 SE KINSEY ST
008	785215	0430	3/24/03	\$268,103	1700	0	7	2003	3	5663	N	N	35305 SE KINSEY ST
008	785218	0030	12/16/02	\$251,750	1700	0	7	2003	3	3519	N	N	7802 FISHER AV SE
008	322407	9074	1/28/02	\$300,000	1720	0	7	1983	3	101930	N	N	29211 SE 82ND ST
008	398030	0280	10/24/02	\$490,000	1770	0	7	1996	3	21600	Y	Y	7719 LAKE ALICE RD SE
008	785205	0200	3/31/03	\$270,000	1780	0	7	1999	3	3273	N	N	7904 DOUGLAS AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	222407	9027	8/19/03	\$281,000	1790	0	7	1997	3	51559	N	N	4833 328TH WY SE
008	785205	0030	8/16/02	\$273,000	1800	0	7	1999	3	3222	N	N	7716 DOUGLAS AV SE
008	785205	0080	11/7/02	\$270,000	1800	0	7	1999	3	3222	N	N	7732 DOUGLAS AV SE
008	785205	0100	4/10/02	\$258,000	1800	0	7	1999	3	3222	N	N	7806 DOUGLAS AV SE
008	785206	0340	9/10/03	\$301,000	1802	0	7	2000	3	3189	N	N	34732 SE KINSEY ST
008	785206	0060	8/8/03	\$292,500	1802	0	7	2000	3	3420	N	N	34743 SE RIDGE ST
008	785206	0530	9/2/03	\$278,500	1802	0	7	2000	3	3427	N	N	7827 INGRAM LN SE
008	785217	0620	7/28/03	\$330,315	1870	0	7	2003	3	4186	N	N	6612 WEST CREST VIEW LP SE
008	785217	0680	7/15/03	\$305,168	1870	0	7	2003	3	3261	N	N	6516 WEST CREST VIEW LP SE
008	785217	0840	7/29/03	\$302,829	1870	0	7	2003	3	3566	N	N	6601 EAST CREST VIEW LP SE
008	785217	0740	5/22/03	\$290,255	1870	0	7	2003	3	3169	N	N	35723 SE CREST VIEW LP SE
008	362992	0340	8/29/03	\$317,945	1890	0	7	2003	3	3477	N	N	2578 NE IVY WY
008	362992	0310	8/20/03	\$326,950	1890	0	7	2003	3	3000	N	N	2548 NE IVERSON LN
008	362992	0090	8/7/03	\$331,660	1890	0	7	2003	3	3025	N	N	2547 NE JULEP ST
008	362992	0220	8/13/03	\$326,926	1890	0	7	2003	3	3054	N	N	2415 NE JEWELL LN
008	362992	0120	7/1/03	\$326,950	1890	0	7	2003	3	3299	N	N	2589 NE JEWELL LN
008	362992	0190	8/13/03	\$326,908	1890	0	7	2003	3	3000	N	N	2467 NE JEWELL LN
008	362992	0150	7/8/03	\$325,006	1890	0	7	2003	3	3000	N	N	2529 NE JEWELL LN
008	362992	0330	8/18/03	\$282,665	1890	0	7	2003	3	3300	N	N	2580 NE IVERSON LN
008	362992	0030	7/23/03	\$313,280	1890	0	7	2003	3	3006	N	N	2451 NE JULEP ST
008	362992	0060	7/9/03	\$311,577	1890	0	7	2003	3	3012	N	N	2499 NE JULEP ST
008	785202	0520	6/11/02	\$290,460	1890	0	7	1999	3	3695	N	N	35513 SE KINSEY ST
008	785206	0400	6/3/02	\$273,000	1922	0	7	2000	3	4209	N	N	7823 BAKER AV SE
008	785206	0070	4/10/02	\$255,000	1922	0	7	2000	3	3420	N	N	34741 SE RIDGE ST
008	785217	0610	7/28/03	\$314,524	1950	0	7	2003	3	3239	N	N	6608 WEST CREST VIEW LP SE
008	785217	0700	6/16/03	\$312,288	1950	0	7	2003	3	3369	N	N	6508 WEST CREST VIEW LP SE
008	785217	0730	6/16/03	\$299,569	1950	0	7	2003	3	3168	N	N	35719 SE CREST VIEW LP SE
008	785217	0640	7/15/03	\$303,466	1950	0	7	2003	3	3184	N	N	6532 WEST CREST VIEW LP SE
008	785217	0770	5/13/03	\$295,990	1950	0	7	2003	3	3205	N	N	6505 EAST CREST VIEW LP SE
008	785217	0800	6/11/03	\$295,321	1950	0	7	2003	3	3154	N	N	6515 EAST CREST VIEW LP SE
008	785217	0670	8/6/03	\$292,522	1950	0	7	2003	3	3333	N	N	6518 WEST CREST VIEW LP SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785215	0510	9/22/03	\$287,950	1960	0	7	2003	3	4696	N	N	SE KINSEY ST
008	785215	0530	3/3/03	\$305,646	1960	0	7	2003	3	4709	N	N	35208 SE KINSEY ST
008	785215	0130	2/10/03	\$304,457	1960	0	7	2003	3	4444	N	N	35203 SE RIDGE ST
008	785215	0170	4/2/03	\$302,985	1960	0	7	2003	3	4444	N	N	35219 SE RIDGE ST
008	785215	0410	7/15/03	\$298,467	1960	0	7	2003	3	5062	N	N	35312 SE KINSEY ST
008	785215	0500	4/15/03	\$282,424	1960	0	7	2003	3	4399	N	N	35214 SE KINSEY ST
008	785215	0580	5/22/03	\$279,001	1960	0	7	2003	3	4914	N	N	35102 SE KINSEY ST
008	785215	0030	4/15/03	\$276,997	1960	0	7	2003	3	4088	N	N	35031 SE RIDGE ST
008	785217	0750	6/17/03	\$311,505	1970	0	7	2003	3	3833	N	N	35727 SE CREST VIEW LP SE
008	785217	0600	6/23/03	\$308,682	1970	0	7	2003	3	4292	N	N	6609 EAST CREST VIEW LP SE
008	785217	0710	7/2/03	\$314,192	1970	0	7	2003	3	3902	N	N	6432 WEST CREST VIEW LP SE
008	785217	0790	6/17/03	\$307,375	1970	0	7	2003	3	3239	N	N	6513 EAST CREST VIEW LP SE
008	785215	0040	8/1/03	\$280,050	1970	0	7	2003	3	4088	N	N	SE RIDGE ST
008	785215	0720	7/3/02	\$281,900	2070	0	7	2002	3	4697	N	N	34830 SE KINSEY ST
008	785215	0660	8/27/02	\$283,735	2070	0	7	2002	3	4141	N	N	34833 SE RIDGE ST
008	785215	0190	5/4/03	\$302,396	2110	0	7	2003	3	4343	N	N	35227 SE RIDGE ST
008	785215	0700	10/15/02	\$300,307	2110	0	7	2003	3	4697	N	N	34906 SE KINSEY ST
008	312507	9061	6/12/03	\$424,000	2110	0	7	1996	3	208133	N	N	427 286TH AV SE
008	785215	0630	7/15/02	\$277,000	2120	0	7	2002	3	5733	N	N	34821 SE RIDGE ST
008	785215	0550	2/27/03	\$327,608	2230	0	7	2003	3	5913	N	N	35202 SE KINSEY ST
008	785215	0060	9/27/02	\$302,353	2230	0	7	2002	3	4034	N	N	35109 SE RIDGE ST
008	785215	0710	12/3/02	\$292,165	2230	0	7	2003	3	4227	N	N	34902 SE KINSEY ST
008	785215	0370	6/20/03	\$318,180	2240	0	7	2003	3	5829	N	N	35328 SE KINSEY ST
008	785215	0080	3/1/03	\$321,495	2310	0	7	2003	3	6495	N	N	35115 SE RIDGE ST
008	785215	0730	5/8/02	\$319,488	2310	0	7	2001	3	4227	N	N	34826 SE KINSEY ST
008	785215	0560	7/12/02	\$311,160	2310	0	7	2002	3	6526	N	N	35128 SE KINSEY ST
008	785215	0740	5/16/02	\$289,190	2310	0	7	2002	3	4462	N	N	34822 SE KINSEY ST
008	785215	0070	5/30/02	\$307,905	2330	0	7	2002	3	5128	N	N	35113 SE RIDGE ST
008	785218	0020	12/16/02	\$286,900	2340	0	7	2003	3	3449	N	N	7730 FISHER AV SE
008	785218	0340	8/15/03	\$310,995	2360	0	7	2003	3	6699	N	N	36526 SE FOREST ST
008	785215	0640	7/24/02	\$306,682	2360	0	7	2002	3	4080	N	N	34825 SE RIDGE ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785215	0470	4/16/03	\$325,909	2410	0	7	2003	3	4831	N	N	35226 SE KINSEY ST
008	785218	0800	6/12/03	\$358,374	2520	0	7	2003	3	7445	N	N	36503 SE WOODY CREEK LN
008	785218	0780	7/24/03	\$335,517	2520	0	7	2003	3	5718	N	N	36511 SE WOODY CREEK LN
008	785218	0820	7/10/03	\$335,325	2520	0	7	2003	3	8671	N	N	36423 SE WOODY CREEK LN
008	785218	0770	7/29/03	\$324,655	2520	0	7	2003	3	5657	N	N	36515 SE WOODY CREEK LN
008	785218	0720	6/12/03	\$332,538	2520	0	7	2003	3	6337	N	N	36607 SE WOODY CREEK LN
008	785218	0830	6/19/03	\$332,992	2520	0	7	2003	3	8106	N	N	36419 SE WOODY CREEK LN
008	785218	0170	12/16/02	\$299,250	2520	0	7	2003	3	4605	N	N	36314 SE FOREST ST
008	785215	0690	9/18/02	\$328,023	2560	0	7	2002	3	4437	N	N	34910 SE KINSEY ST
008	785215	0480	4/28/03	\$361,595	2610	0	7	2003	3	4369	N	N	35222 SE KINSEY ST
008	785215	0390	7/14/03	\$354,973	2610	0	7	2003	3	5088	N	N	35320 SE KINSEY ST
008	785215	0110	2/3/03	\$336,640	2610	0	7	2003	3	4444	N	N	35127 SE RIDGE ST
008	785215	0570	11/25/02	\$331,952	2610	0	7	2003	3	4914	N	N	35124 SE KINSEY ST
008	785215	0670	4/22/02	\$316,598	2620	0	7	2002	3	4646	N	N	34903 SE RIDGE ST
008	785215	0650	4/18/02	\$315,210	2620	0	7	2002	3	4566	N	N	34829 SE RIDGE ST
008	785218	0710	5/6/03	\$331,514	2630	0	7	2003	3	6308	N	N	36604 SE WOODY CREEK LN
008	785218	0010	12/16/02	\$309,700	2640	0	7	2003	3	3312	N	N	7726 FISHER AV SE
008	785218	0700	6/30/03	\$347,640	2720	0	7	2003	3	4662	N	N	36532 SE WOODY CREEK LN
008	785218	0370	6/16/03	\$329,896	2720	0	7	2003	3	5654	N	N	36521 SE FOREST ST
008	785218	0150	12/16/02	\$332,500	2870	0	7	2003	3	4421	N	N	36304 SE FOREST ST
008	785218	0790	7/15/03	\$357,908	2880	0	7	2003	3	6403	N	N	36507 SE WOODY CREEK LN
008	785218	0740	6/12/03	\$350,932	2880	0	7	2003	3	6434	N	N	36527 SE WOODY CREEK LN
008	785218	0750	5/28/03	\$397,577	3210	0	7	2003	3	5532	N	N	36523 SE WOODY CREEK LN
008	785218	0730	5/13/03	\$372,581	3210	0	7	2003	3	6694	N	N	36603 SE WOODY CREEK LN
008	785218	0160	12/16/02	\$346,750	3210	0	7	2003	3	4900	N	N	36308 SE FOREST ST
008	222407	9052	3/18/03	\$420,000	3330	0	7	1970	3	90169	Y	N	5011 325TH PL SE
008	362995	0030	9/25/03	\$286,900	1160	260	8	2003	3	956	N	N	1823 NE KENYON CT
008	362995	0170	12/22/03	\$259,912	1160	260	8	2003	3	910	N	N	1824 NE KENYON CT
008	362995	0180	12/10/03	\$253,344	1160	260	8	2003	3	910	N	N	1816 NE KENYON CT
008	321095	0100	5/9/02	\$310,000	1270	350	8	1989	3	33287	N	N	5224 336TH AV SE
008	302407	9041	3/20/03	\$350,000	1390	1200	8	1979	3	131663	Y	N	6805 277TH WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785215	0540	4/16/03	\$267,470	1530	0	8	2003	3	4232	N	N	35206 SE KINSEY ST
008	302407	9095	9/17/02	\$325,000	1660	1440	8	1975	3	87150	N	N	6440 282ND AV SE
008	785202	0380	2/12/03	\$263,500	1680	0	8	2001	3	3650	N	N	7529 DOGWOOD LN SE
008	785202	0740	1/20/03	\$294,500	1690	0	8	1999	3	3690	Y	N	7412 DOGWOOD LN SE
008	362975	0170	8/26/03	\$309,800	1740	0	8	2000	3	4612	N	N	1118 NE LAUREL CT
008	362975	0160	9/25/03	\$313,000	1750	0	8	2000	3	4289	N	N	1130 NE LAUREL CT
008	785209	0020	10/8/02	\$290,000	1761	0	8	2000	3	3979	N	N	7421 THOMPSON AV SE
008	321095	0520	7/11/03	\$329,000	1780	0	8	1978	3	32314	N	N	33807 SE 55TH ST
008	321095	0360	4/11/02	\$302,000	1840	0	8	1990	3	36607	N	N	5215 333RD AV SE
008	362983	0280	10/8/02	\$400,000	1850	660	8	1999	3	3445	N	N	1518 NE IRIS ST
008	362983	0220	10/2/02	\$374,000	1860	130	8	1999	3	3008	N	N	1531 NE IRIS ST
008	362983	0160	7/14/03	\$380,000	1870	130	8	1999	3	5542	N	N	1567 NE IRIS ST
008	362979	0270	5/17/02	\$339,000	1872	0	8	1999	3	3392	N	N	1795 14TH AV NE
008	362979	0250	3/22/02	\$320,000	1872	0	8	1999	3	3320	N	N	1771 15TH AV NE
008	362979	0180	6/21/02	\$317,000	1872	0	8	1999	3	3485	N	N	1451 NE IRIS ST
008	102307	9147	8/11/03	\$394,500	1880	0	8	1989	3	130244	N	N	33020 SE 114TH ST
008	785202	0700	3/14/02	\$285,000	1890	0	8	1999	3	4229	N	N	7423 DOGWOOD LN SE
008	321095	0440	6/20/02	\$375,000	1940	0	8	1988	3	45436	N	N	5516 333RD PL SE
008	362983	0080	4/10/03	\$430,000	1940	660	8	1999	3	2990	N	N	1542 NE JADE ST
008	785213	0240	3/12/02	\$297,500	1940	0	8	2002	3	5278	N	N	7206 CRANBERRY CT SE
008	362976	0190	10/2/02	\$316,950	1990	0	8	2002	3	3779	N	N	1759 12TH AV NE
008	362976	0160	8/29/02	\$313,184	1990	0	8	2002	3	3779	N	N	1741 12TH AV NE
008	785213	0710	7/31/02	\$275,838	2010	0	8	2002	3	7730	N	N	7225 SILENT CREEK AV SE
008	785211	0150	10/14/02	\$329,200	2020	0	8	2002	3	5661	N	N	7023 CURTIS DR SE
008	785211	0160	12/23/02	\$340,197	2020	0	8	2002	3	5848	N	N	7005 CURTIS DR SE
008	785211	0240	3/17/03	\$358,900	2020	0	8	2001	3	6465	N	N	6924 CURTIS DR SE
008	785211	0390	2/12/03	\$354,950	2020	0	8	2002	3	6313	N	N	7106 CURTIS DR SE
008	785211	0310	12/30/02	\$332,594	2020	0	8	2002	3	6187	N	N	7010 CURTIS DR SE
008	785211	0290	12/6/02	\$330,265	2020	0	8	2002	3	5671	N	N	7004 CURTIS DR SE
008	785213	0840	7/8/02	\$296,155	2030	0	8	2002	3	5746	N	N	7117 SILENT CREEK AV SE
008	785213	0630	8/7/02	\$293,512	2030	0	8	2002	3	6577	N	N	7313 SILENT CREEK AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785213	0750	7/29/02	\$288,240	2030	0	8	2002	3	7266	N	N	7211 SILENT CREEK AV SE
008	785213	0670	10/4/02	\$279,802	2030	0	8	2002	3	6774	N	N	7305 SILENT CREEK AV SE
008	785213	0790	7/23/02	\$272,418	2030	0	8	2002	3	5943	N	N	7127 SILENT CREEK AV SE
008	785213	0540	5/24/02	\$300,536	2040	0	8	2002	3	5832	N	N	7331 SILENT CREEK AV SE
008	785213	0510	1/14/03	\$299,745	2040	0	8	2003	3	4969	N	N	7324 SILENT CREEK AV SE
008	362979	0110	2/21/02	\$358,000	2059	0	8	1999	3	3612	N	N	1725 14TH AV NE
008	362979	0090	2/13/03	\$350,000	2079	0	8	1999	3	3402	N	N	1771 14TH AV NE
008	785209	0220	12/3/03	\$329,950	2080	0	8	2000	3	4079	N	N	7131 THOMPSON AV SE
008	362976	0200	11/5/02	\$327,630	2080	0	8	2002	3	3779	N	N	1765 12TH AV NE
008	362976	0140	7/23/02	\$316,012	2080	0	8	2002	3	3779	N	N	1733 12TH AV NE
008	362976	0220	12/31/02	\$326,394	2090	0	8	2003	3	3779	N	N	1777 12TH AV NE
008	785202	0600	11/20/02	\$350,000	2100	0	8	1999	3	6500	N	N	7427 HEATHER AV SE
008	785202	0660	9/9/02	\$348,500	2100	0	8	1999	3	5824	Y	N	7447 DOGWOOD LN SE
008	362976	0340	2/4/03	\$379,170	2110	0	8	2003	3	4950	N	N	1802 12TH AV NE
008	321095	0210	7/24/03	\$419,000	2120	0	8	1990	3	36286	N	N	33325 SE 52ND ST
008	785203	0300	8/26/03	\$300,000	2120	0	8	1999	3	3837	N	N	34602 COTTONWOOD DR SE
008	785203	1020	5/28/03	\$296,950	2120	0	8	2000	3	4500	N	N	7529 RAVEN AV SE
008	785200	0300	6/23/02	\$313,500	2120	0	8	1998	3	7910	N	N	7243 AUTUMN AV SE
008	785203	0120	10/7/02	\$286,700	2120	0	8	1999	3	4427	Y	N	7531 DOUGLAS AV SE
008	785203	0360	7/8/03	\$280,000	2120	0	8	2000	3	4005	N	N	7512 COTTONWOOD DR SE
008	785213	0110	1/16/03	\$296,585	2120	0	8	2002	3	4266	N	N	7205 DOUGLAS AV SE
008	785213	0070	6/24/02	\$274,900	2120	0	8	2002	3	4624	N	N	7229 DOUGLAS AV SE
008	362979	0210	7/28/03	\$363,900	2122	0	8	1998	3	4833	N	N	1495 NE IRIS ST
008	362979	0260	7/9/03	\$350,000	2122	0	8	1999	3	3559	N	N	1795 15TH AV NE
008	362979	0040	10/29/02	\$330,000	2132	0	8	1999	3	4082	N	N	1452 NE JADE ST
008	785213	0800	8/2/02	\$287,162	2140	0	8	2002	3	6355	N	N	7125 SILENT CREEK AV SE
008	785214	0420	7/21/03	\$399,950	2160	0	8	2002	3	9028	N	N	6932 ELDERBERRY AV SE
008	785214	0210	8/4/03	\$379,990	2160	0	8	2003	4	16302	N	N	6705 ELDERBERRY AV SE
008	785214	0160	9/8/03	\$374,950	2160	0	8	2003	3	5714	N	N	6721 ELDERBERRY AV SE
008	785214	0200	8/4/03	\$374,950	2160	0	8	2003	3	6872	N	N	6701 ELDERBERRY AV SE
008	785200	0530	9/24/03	\$335,100	2160	0	8	1998	3	9092	N	N	6927 AUTUMN AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785214	0060	3/7/03	\$351,900	2160	0	8	2003	3	5452	N	N	6903 ELDERBERRY AV SE
008	785214	0320	7/22/03	\$352,950	2160	0	8	2003	3	4540	N	N	6820 ELDERBERRY AV SE
008	785214	0400	3/24/03	\$350,000	2160	0	8	2003	3	5584	N	N	6926 ELDERBERRY AV SE
008	785214	0330	8/22/03	\$348,950	2160	0	8	2003	3	4579	N	N	6826 ELDERBERRY AV SE
008	362979	0300	11/17/03	\$350,000	2170	0	8	1999	3	3200	N	N	1727 14TH AV NE
008	785211	0010	8/6/02	\$357,337	2180	0	8	2002	3	7980	N	N	7022 THOMPSON AV SE
008	785202	0530	10/4/02	\$364,000	2190	0	8	1999	3	4365	N	N	35517 SE KINSEY ST
008	362976	0320	1/14/03	\$370,912	2190	0	8	2003	3	4950	N	N	1784 12TH AV NE
008	785202	0570	9/23/03	\$349,999	2190	0	8	1999	3	4370	Y	N	35504 SE KINSEY ST
008	362976	0230	12/24/02	\$342,630	2190	0	8	2003	3	4564	N	N	1783 12TH AV NE
008	362976	0180	9/12/02	\$335,829	2190	0	8	2002	3	3779	N	N	1753 12TH AV NE
008	785211	0180	8/27/02	\$349,585	2190	0	8	2002	3	5843	N	N	7003 CURTIS DR SE
008	785202	0300	11/19/03	\$403,500	2200	0	8	2000	3	4544	N	N	7629 DOGWOOD LN SE
008	362976	0210	11/25/02	\$334,950	2210	0	8	2002	3	3779	N	N	1771 12TH AV NE
008	362976	0150	8/13/02	\$327,887	2210	0	8	2002	3	3779	N	N	1739 12TH AV NE
008	362983	0360	5/13/02	\$387,500	2220	160	8	1999	3	3190	N	N	1549 NE JADE ST
008	362976	0310	9/24/03	\$371,000	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	362976	0310	1/6/03	\$362,199	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	362976	0240	7/31/02	\$345,746	2230	0	8	2002	3	5500	N	N	1736 12TH AV NE
008	785204	0150	3/28/02	\$314,950	2230	0	8	2000	3	3986	N	N	7306 DOUGLAS AV SE
008	362976	0350	2/14/03	\$375,950	2240	0	8	2003	3	5561	N	N	1808 12TH AV NE
008	362976	0250	10/9/02	\$363,558	2240	0	8	2002	3	4950	N	N	1742 12TH AV NE
008	785213	0680	9/3/02	\$316,306	2240	0	8	2002	3	7569	N	N	7303 SILENT CREEK AV SE
008	785213	0640	8/21/02	\$299,474	2240	0	8	2002	3	6396	N	N	7311 SILENT CREEK AV SE
008	785213	0830	5/29/02	\$295,905	2240	0	8	2002	3	6047	N	N	7119 SILENT CREEK AV SE
008	785213	0760	9/16/02	\$295,253	2240	0	8	2002	3	6591	N	N	7209 SILENT CREEK AV SE
008	785213	0720	8/2/02	\$287,681	2240	0	8	2002	3	7791	N	N	7223 SILENT CREEK AV SE
008	362976	0130	9/24/02	\$340,950	2250	0	8	2002	3	5197	N	N	1727 12TH AV NE
008	785214	0120	7/3/03	\$354,500	2270	0	8	2003	3	5467	N	N	6807 ELDERBERRY AV SE
008	785214	0410	8/5/03	\$359,950	2270	0	8	2003	3	6269	N	N	6930 ELDERBERRY AV SE
008	785214	0370	4/14/03	\$356,950	2270	0	8	2003	3	5003	N	N	6914 ELDERBERRY AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785214	0360	9/23/03	\$354,950	2270	0	8	2003	3	4711	N	N	6832 ELDERBERRY AV SE
008	785214	0040	5/12/03	\$354,950	2270	0	8	2003	3	5536	N	N	6915 ELDERBERRY AV SE
008	785214	0110	9/3/03	\$351,690	2270	0	8	2003	3	5145	N	N	6821 ELDERBERRY AV SE
008	785214	0150	7/29/03	\$352,950	2270	0	8	2003	3	5450	N	N	6729 ELDERBERRY AV SE
008	785203	0330	9/26/02	\$294,000	2270	0	8	1999	3	4488	N	N	7524 COTTONWOOD DR SE
008	785214	0030	5/23/03	\$347,950	2270	0	8	2003	3	5145	N	N	6921 ELDERBERRY AV SE
008	785211	0280	2/28/02	\$345,886	2300	0	8	2002	3	5709	Y	N	7008 CURTIS DR SE
008	785203	0990	10/6/03	\$308,000	2320	0	8	2001	3	4500	N	N	7612 FERN AV SE
008	362983	0010	12/4/02	\$420,000	2333	0	8	1999	3	4414	N	N	1505 NE JONQUIL LN
008	362979	0060	5/6/02	\$357,500	2335	0	8	1998	3	3352	N	N	1422 NE JADE ST
008	102307	9103	11/12/02	\$330,000	2350	0	8	2000	3	39190	N	N	12314 UPPER PRESTON RD
008	785214	0290	8/18/03	\$367,000	2350	0	8	2003	3	5746	N	N	6814 ELDERBERRY AV SE
008	785214	0090	4/17/03	\$353,500	2350	0	8	2003	3	5731	N	N	6827 ELDERBERRY AV SE
008	785203	0430	6/24/03	\$327,000	2360	0	8	2000	3	4027	N	N	7418 COTTONWOOD DR SE
008	785200	0110	10/22/03	\$332,900	2360	0	8	1998	3	4670	N	N	7114 AUTUMN AV SE
008	785209	0540	7/18/02	\$388,000	2360	0	8	2000	3	7439	N	N	34804 CURTIS DR SE
008	362976	0260	8/16/02	\$353,450	2360	0	8	2002	3	4950	N	N	1748 12TH AV NE
008	785200	0030	8/26/03	\$316,000	2360	0	8	1998	3	5171	N	N	7014 AUTUMN AV SE
008	785200	0230	5/30/02	\$317,000	2360	0	8	1998	3	4714	N	N	7248 AUTUMN AV SE
008	785200	0190	4/2/02	\$312,500	2360	0	8	1998	3	4253	N	N	7230 AUTUMN AV SE
008	785203	0090	11/24/03	\$304,500	2360	0	8	1999	3	4993	N	N	7517 DOUGLAS AV SE
008	785200	0070	10/21/02	\$312,500	2360	0	8	1998	3	5620	N	N	7032 AUTUMN AV SE
008	362976	0330	1/15/03	\$372,175	2370	0	8	2003	3	4950	N	N	1790 12TH AV NE
008	785217	0390	7/16/03	\$374,789	2370	0	8	2003	3	6660	N	N	6508 EAST CREST VIEW LP SE
008	785217	0370	6/18/03	\$371,962	2370	0	8	2003	3	7875	N	N	6430 EAST CREST VIEW LP SE
008	785217	0430	7/29/03	\$364,950	2370	0	8	2003	3	5333	N	N	6526 EAST CREST VIEW LP SE
008	785211	0020	9/27/02	\$386,981	2380	0	8	2002	3	7355	Y	N	7024 THOMPSON AV SE
008	785211	0170	11/6/02	\$355,514	2380	0	8	2002	3	5310	N	N	7007 CURTIS DR SE
008	785211	0300	12/19/02	\$368,840	2380	0	8	2002	3	6697	N	N	7002 CURTIS DR SE
008	785211	0050	9/10/02	\$365,982	2380	0	8	2002	3	6832	Y	N	7108 THOMPSON AV SE
008	785211	0100	2/13/02	\$340,000	2380	0	8	2001	3	5628	N	N	7113 SE CURTIS DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785211	0330	9/16/02	\$355,972	2380	0	8	2002	3	5296	Y	N	7014 CURTIS DR SE
008	785211	0420	3/5/02	\$350,000	2380	0	8	2001	3	5704	N	N	7122 CURTIS DR SE
008	785211	0130	11/12/02	\$352,134	2380	0	8	2002	3	5181	N	N	7101 CURTIS DR SE
008	785203	0500	11/21/02	\$314,000	2390	0	8	2000	3	4265	N	N	34506 SE LINDEN LP
008	785213	0590	6/26/02	\$323,722	2390	0	8	2002	3	5251	N	N	7321 SILENT CREEK AV SE
008	785213	0210	4/10/03	\$323,399	2390	0	8	2003	3	4078	N	N	7126 CRANBERRY CT SE
008	785203	0480	12/26/02	\$304,000	2390	0	8	2000	3	5419	N	N	34521 SE LINDEN LP
008	785213	0220	12/19/02	\$311,670	2390	0	8	2001	4	4691	N	N	7130 CRANBERRY CT SE
008	785204	0170	12/10/03	\$340,000	2400	0	8	1999	3	5320	N	N	7230 DOUGLAS AV SE
008	785203	1000	12/10/03	\$330,500	2410	0	8	2001	3	4950	N	N	7608 FERN AV SE
008	785209	0730	7/2/02	\$419,000	2410	0	8	2002	3	5756	N	N	7222 HOFF AV SE
008	785203	0970	12/23/03	\$328,000	2410	0	8	2000	3	4816	N	N	34519 COTTONWOOD DR SE
008	785203	0280	8/15/03	\$312,000	2410	0	8	2000	3	4004	N	N	34530 COTTONWOOD DR SE
008	785203	0350	10/24/02	\$313,000	2410	0	8	2000	3	3987	N	N	7518 COTTONWOOD DR SE
008	785203	0310	3/12/03	\$309,990	2410	0	8	2000	3	4780	N	N	34604 COTTONWOOD DR SE
008	785200	0250	2/11/03	\$346,250	2420	0	8	1998	3	7334	Y	N	7253 AUTUMN AV SE
008	785204	0190	11/18/02	\$340,950	2420	0	8	1999	3	3811	N	N	7214 DOUGLAS AV SE
008	785200	0290	9/3/03	\$332,000	2420	0	8	1998	3	6135	N	N	7245 AUTUMN AV SE
008	785200	0290	7/8/02	\$329,900	2420	0	8	1998	3	6135	N	N	7245 AUTUMN AV SE
008	785203	0080	12/2/03	\$315,000	2420	0	8	1999	3	5255	N	N	7511 DOUGLAS AV SE
008	785203	0130	8/22/02	\$312,950	2420	0	8	1999	3	4655	Y	N	7603 DOUGLAS AV SE
008	785203	0060	12/9/02	\$312,000	2420	0	8	1999	3	5491	N	N	7501 DOUGLAS AV SE
008	785200	0010	12/9/03	\$335,000	2420	0	8	1998	3	8252	N	N	7006 AUTUMN AV SE
008	785200	0320	11/25/02	\$317,900	2420	0	8	1998	3	4526	N	N	7225 AUTUMN AV SE
008	785200	0080	1/23/03	\$317,000	2420	0	8	1998	3	5507	N	N	7100 AUTUMN AV SE
008	785203	0100	6/19/02	\$302,000	2420	0	8	1999	3	4962	N	N	7521 DOUGLAS AV SE
008	785209	0200	12/3/03	\$350,000	2420	0	8	2000	3	4205	Y	N	7207 THOMPSON AV SE
008	785200	0020	2/20/02	\$313,500	2420	0	8	1998	3	5216	N	N	7010 AUTUMN AV SE
008	785203	0040	3/11/02	\$292,500	2420	0	8	1999	3	5347	N	N	7425 DOUGLAS AV SE
008	785200	0560	2/4/02	\$295,000	2420	0	8	1998	3	6750	Y	N	6912 AUTUMN AV SE
008	785200	0390	10/1/03	\$336,500	2460	0	8	1998	3	5508	N	N	7113 AUTUMN AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785200	0540	2/26/02	\$336,000	2460	0	8	1998	3	16460	Y	N	6925 AUTUMN AV SE
008	785200	0540	5/7/03	\$308,400	2460	0	8	1998	3	16460	Y	N	6925 AUTUMN AV SE
008	785214	0310	10/23/03	\$382,950	2470	0	8	2003	3	5840	N	N	6818 ELDERBERRY AV SE
008	785214	0390	3/26/03	\$382,950	2470	0	8	2003	3	7615	N	N	6922 ELDERBERRY AV SE
008	785214	0380	2/26/03	\$382,605	2470	0	8	2003	3	7952	N	N	6918 ELDERBERRY AV SE
008	785214	0300	9/11/03	\$382,950	2470	0	8	2003	3	6790	N	N	6816 ELDERBERRY AV SE
008	785214	0340	4/18/03	\$379,950	2470	0	8	2003	3	6284	N	N	6828 ELDERBERRY AV SE
008	785214	0350	2/26/03	\$379,950	2470	0	8	2003	3	7726	N	N	6830 ELDERBERRY AV SE
008	785214	0080	3/1/03	\$379,950	2470	0	8	2003	3	10514	N	N	6825 ELDERBERRY AV SE
008	785214	0010	5/21/03	\$374,950	2470	0	8	2003	3	14355	N	N	6929 ELDERBERRY AV SE
008	785214	0020	6/16/03	\$372,950	2470	0	8	2003	3	10997	N	N	6925 ELDERBERRY AV SE
008	785213	0180	1/15/03	\$373,812	2480	0	8	2003	3	5273	N	N	34606 SE CRANBERRY CT
008	785213	0150	5/5/03	\$340,349	2480	0	8	2003	3	6058	N	N	7131CRANBERRY CT SE
008	785213	0380	6/6/03	\$343,951	2480	0	8	2003	3	5333	N	N	34606 SE CRANBERRY CT
008	785213	0410	10/22/02	\$329,584	2480	0	8	2002	3	5647	N	N	7302 COTTONWOOD DR SE
008	785213	0470	7/19/02	\$330,422	2480	0	8	2002	3	5018	N	N	7303 COTTONWOOD DR SE
008	785213	0490	7/8/03	\$329,203	2480	0	8	2003	3	4543	N	N	7316 SILENT CREEK AV SE
008	785213	0290	11/6/02	\$320,149	2480	0	8	2002	3	5016	N	N	7232 CRANBERRY CT SE
008	785209	0160	10/22/02	\$350,000	2500	0	8	2000	3	4966	Y	N	7225 THOMPSON AV SE
008	785213	0360	2/22/02	\$333,114	2510	0	8	2002	3	5471	N	N	34607 SE CRANBERRY CT
008	785213	0140	1/11/02	\$328,374	2510	0	8	2002	3	6261	N	N	7127 SE CRANBERRY CT
008	785213	0390	8/22/02	\$326,740	2510	0	8	2002	3	4508	N	N	7220 SILENT CREEK AV SE
008	785213	0500	5/7/02	\$322,147	2510	0	8	2002	3	5966	N	N	7320 SILENT CREEK AV SE
008	785213	0820	7/19/02	\$312,772	2510	0	8	2002	3	4590	N	N	7121 SILENT CREEK AV SE
008	785211	0070	7/25/02	\$377,237	2510	0	8	2001	3	7398	Y	N	7114 THOMPSON AV SE
008	785213	0660	10/28/02	\$309,738	2510	0	8	2002	3	4366	N	N	7307 SILENT CREEK AV SE
008	785213	0770	11/5/02	\$305,563	2510	0	8	2002	3	4386	N	N	7207 SILENT CREEK AV SE
008	785211	0270	2/21/02	\$370,000	2510	0	8	2001	3	7760	Y	N	6930 SE CURTIS DR
008	785213	0460	1/18/02	\$370,886	2520	0	8	2002	3	4104	N	N	7307 COTTON DR. SE
008	272407	9053	8/21/02	\$429,950	2520	0	8	1994	3	270072	N	N	7726 331ST AV SE
008	785211	0250	4/23/02	\$381,950	2520	0	8	2001	3	6829	N	N	6926 SE CURTIS DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785211	0370	1/31/02	\$374,950	2520	0	8	2001	3	6433	N	N	7030 CURTIS DR SE
008	785213	0430	1/22/02	\$318,068	2530	0	8	2002	3	5021	N	N	7310 COTTONWOOD DR SE
008	785213	0260	1/11/02	\$314,460	2530	0	8	2002	3	5034	N	N	7214 CRANBERRY CT SE
008	785213	0440	1/8/02	\$312,063	2530	0	8	2002	3	5665	N	N	7314 COTTONWOOD DR SE
008	222407	9082	8/27/02	\$474,000	2540	990	8	1993	3	114127	Y	N	34003 SE DAVID POWELL RD
008	785209	0680	2/26/02	\$400,000	2550	0	8	2001	3	5395	N	N	7229 SE CURTIS DR
008	785209	0700	2/26/02	\$406,500	2550	0	8	2001	3	6396	N	N	7217 E CURTIS DR
008	785209	0920	4/21/03	\$363,000	2550	0	8	2000	3	4798	N	N	34822 SE BURROWS WY
008	785209	0900	1/27/03	\$355,000	2550	0	8	2000	3	4798	N	N	34812 SE BURROWS WY
008	785213	0600	3/8/02	\$329,998	2550	0	8	2002	3	5128	N	N	7319 SILENT CREEK AV SE
008	785203	0770	9/5/02	\$323,000	2550	0	8	2000	3	5000	N	N	7521 FERN AV SE
008	785213	0120	12/16/02	\$332,085	2560	0	8	2001	3	4974	N	N	7201 DOUGLAS AV SE
008	785211	0140	10/22/02	\$376,054	2580	0	8	2002	3	5823	N	N	7027 CURTIS DR SE
008	785211	0110	6/22/03	\$369,940	2580	0	8	2002	3	5235	N	N	7109 SE CURTIS DR
008	785209	0770	4/15/02	\$412,800	2590	0	8	2001	3	5756	N	N	7310 HOFF AV SE
008	785211	0040	8/13/02	\$398,590	2600	0	8	2002	3	8153	Y	N	7030 THOMPSON AV SE
008	785211	0060	7/12/02	\$383,537	2600	0	8	2002	3	7009	Y	N	7110 THOMPSON AV SE
008	785211	0320	9/25/02	\$374,444	2600	0	8	2002	3	5376	N	N	7012 CURTIS DR SE
008	785211	0080	8/18/02	\$372,200	2600	0	8	2002	3	7486	Y	N	7120 THOMPSON AV SE
008	785211	0120	11/5/02	\$373,287	2600	0	8	2002	3	5432	N	N	7105 CURTIS DR SE
008	785211	0260	2/24/03	\$430,000	2610	0	8	2001	3	7438	Y	N	6928 CURTIS DR SE
008	785211	0340	3/25/02	\$397,795	2610	0	8	2001	3	6606	N	N	7018 CURTIS DR SE
008	785213	0740	8/1/02	\$328,569	2610	0	8	2002	3	4991	N	N	7213 SILENT CREEK AV SE
008	785213	0620	2/21/03	\$329,856	2610	0	8	2003	3	7074	N	N	7315 SILENT CREEK AV SE
008	785211	0380	2/26/02	\$389,821	2610	0	8	2001	3	6405	N	N	7102 CURTIS DR SE
008	785213	0850	8/9/02	\$317,710	2610	0	8	2002	3	4943	N	N	7115 SILENT CREEK AV SE
008	785213	0810	6/2/03	\$313,719	2610	0	8	2003	3	4537	N	N	7123 SILENT CREEK AV SE
008	785213	0690	12/31/02	\$308,065	2610	0	8	2002	3	5015	N	N	7301 SILENT CREEK AV SE
008	785213	0650	4/7/03	\$301,544	2610	0	8	2003	3	4889	N	N	7309 SILENT CREEK AV SE
008	785213	0780	9/13/02	\$304,540	2610	0	8	2002	3	4240	N	N	7129 SILENT CREEK AV SE
008	785213	0700	7/15/02	\$297,066	2610	0	8	2002	3	4849	N	N	7227 SILENT CREEK AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785203	0980	4/22/03	\$327,500	2620	0	8	2001	3	4950	N	N	7616 FERN AV SE
008	785203	0270	11/25/03	\$328,500	2620	0	8	2000	3	4023	N	N	34528 COTTONWOOD DR SE
008	785203	0250	9/26/03	\$324,900	2620	0	8	2000	3	3889	N	N	34522 COTTONWOOD DR SE
008	785209	0590	10/20/03	\$405,000	2630	0	8	2001	3	5710	N	N	34832 CURTIS DR SE
008	785202	0340	2/22/02	\$342,500	2630	0	8	2001	3	4611	N	N	7615 DOGWOOD LN SE
008	785209	0960	8/27/03	\$470,000	2640	0	8	2000	3	9468	N	N	7229 HOFF AV SE
008	785209	0450	2/20/02	\$450,000	2640	0	8	2001	3	5500	Y	N	34901 CURTIS DR SE
008	785213	0480	7/18/02	\$352,041	2640	0	8	2002	3	5306	N	N	7312 SILENT CREEK AV SE
008	785213	0160	11/29/02	\$354,209	2640	0	8	2002	3	5465	N	N	34602 SE CRANBERRY CT
008	785213	0190	1/23/03	\$345,758	2640	0	8	2003	3	5607	N	N	7133 CRANBERRY CT SE
008	785213	0170	5/6/03	\$332,995	2640	0	8	2003	3	4284	N	N	34604 SE CRANBERRY CT
008	785213	0570	3/19/03	\$326,996	2640	0	8	2003	3	4951	N	N	7325 SILENT CREEK AV SE
008	785213	0560	9/19/02	\$325,660	2640	0	8	2002	3	5108	N	N	7327 SILENT CREEK AV SE
008	785217	0360	10/28/03	\$389,950	2660	0	8	2003	3	8094	N	N	6424 EAST CREST VIEW LP SE
008	785217	0480	10/23/03	\$379,950	2660	0	8	2003	3	5015	N	N	6620 EAST CREST VIEW LP SE
008	785217	0460	7/15/03	\$383,702	2660	0	8	2003	3	5023	N	N	6612 EAST CREST VIEW LP SE
008	785217	0520	10/3/03	\$381,500	2660	0	8	2003	3	5001	N	N	6708 EAST CREST VIEW LP SE
008	785217	0410	8/21/03	\$379,950	2660	0	8	2003	3	5761	N	N	6516 EAST CREST VIEW LP SE
008	785217	0440	11/20/03	\$376,950	2660	0	8	2003	3	5088	N	N	6602 EAST CREST VIEW LP SE
008	785217	0500	8/25/03	\$375,685	2660	0	8	2003	3	5309	N	N	6628 EAST CREST VIEW LP SE
008	785211	0200	6/11/03	\$399,000	2690	0	8	2001	3	5615	N	N	6927 CURTIS DR
008	785211	0360	5/13/02	\$378,188	2690	0	8	2001	3	6823	N	N	7026 CURTIS DR SE
008	785211	0190	7/26/02	\$374,971	2690	0	8	2002	3	7632	N	N	7001 CURTIS DR SE
008	785213	0580	12/18/02	\$320,240	2700	0	8	2002	3	4132	N	N	7323 SILENT CREEK AV SE
008	332407	9084	9/26/02	\$437,000	2720	0	8	1995	3	62726	N	N	8322 316TH PL SE
008	312507	9064	6/6/02	\$549,900	2720	840	8	1995	3	263102	N	N	95 290TH AV SE
008	785203	0910	10/25/02	\$375,000	2750	0	8	2000	3	7747	N	N	7707 FERN AV SE
008	785202	0270	7/18/03	\$439,000	2760	0	8	2001	3	6491	N	N	7641 DOGWOOD LN SE
008	785203	0860	11/6/03	\$355,500	2760	0	8	2001	3	5500	N	N	7625 FERN AV SE
008	785203	0730	9/10/03	\$355,000	2760	0	8	2000	3	5325	N	N	7445 RAVEN AV SE
008	785203	0810	4/11/03	\$320,000	2760	0	8	2000	3	6668	N	N	7605 FERN AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785213	0450	2/13/02	\$371,799	2780	0	8	2002	3	5095	N	N	7311 COTTONWOOD AV SE
008	785213	0130	1/4/02	\$334,190	2780	0	8	2002	3	4629	N	N	7123 SE CRANBERRY CT
008	082407	9041	4/4/02	\$362,000	2800	0	8	1968	4	84070	N	N	29932 SE ISSAQAH-FALL CITY RD
008	785209	0740	2/5/02	\$399,800	2810	0	8	2001	3	5756	N	N	7226 HOFF AV SE
008	785214	0140	5/13/03	\$400,035	2830	0	8	2003	3	10443	N	N	6733 ELDERBERRY AV SE
008	785214	0180	8/26/03	\$400,000	2830	0	8	2003	3	14214	N	N	6709 ELDERBERRY AV SE
008	785214	0130	5/28/03	\$394,950	2830	0	8	2003	3	11009	N	N	6733 ELDERBERRY AV SE
008	785214	0170	7/21/03	\$394,950	2830	0	8	2003	3	14094	N	N	6717 ELDERBERRY AV SE
008	785214	0100	4/1/03	\$390,000	2830	0	8	2003	3	10954	N	N	6823 ELDERBERRY AV SE
008	785214	0050	3/18/03	\$389,950	2830	0	8	2003	3	10817	N	N	6911 ELDERBERRY AV SE
008	785214	0070	3/18/03	\$389,950	2830	0	8	2003	3	11477	N	N	6907 ELDERBERRY AV SE
008	785209	0780	11/22/02	\$494,950	2850	0	8	2002	3	10171	N	N	7316 HOFF AV SE
008	785213	0520	6/11/02	\$380,520	2870	0	8	2002	3	4562	N	N	7328 SILENT CREEK AV SE
008	785213	0530	9/9/02	\$374,675	2870	0	8	2002	3	5807	N	N	7333 SILENT CREEK AV SE
008	785213	0420	10/5/02	\$365,682	2870	0	8	2002	3	4877	N	N	7306 COTTONWOOD DR SE
008	785213	0230	12/9/02	\$357,965	2870	0	8	2001	3	5587	N	N	7202 CRANBERRY CT SE
008	785209	0610	6/5/03	\$425,950	2880	0	8	2001	3	5726	N	N	34910 SE CURTIS DR
008	785213	0250	12/20/02	\$336,500	2930	0	8	2002	3	4752	N	N	7210 CRANBERRY CT SE
008	785213	0250	2/22/02	\$333,360	2930	0	8	2002	3	4752	N	N	7210 CRANBERRY CT SE
008	785213	0330	9/4/03	\$367,900	2960	0	8	2002	3	6805	N	N	7303 CRANBERRY CT SE
008	785203	0740	10/13/03	\$372,000	2960	0	8	2000	3	7301	N	N	7447 RAVEN AV SE
008	785217	0400	5/23/03	\$402,504	2990	0	8	2003	3	6334	N	N	6512 EAST CREST VIEW LP SE
008	785217	0490	7/31/03	\$395,335	2990	0	8	2003	3	5010	N	N	6624 EAST CREST VIEW LP SE
008	785217	0420	5/21/03	\$395,047	2990	0	8	2003	3	5313	N	N	6522 EAST CREST VIEW LP SE
008	785213	0550	4/4/02	\$382,565	3020	0	8	2002	3	6788	N	N	7329 SILENT CREEK AV SE
008	785217	0190	6/26/03	\$480,000	3030	0	8	2003	3	5713	N	N	6519 WEST CREST VIEW LP SE
008	785217	0110	6/23/03	\$469,990	3030	0	8	2003	3	5269	N	N	6625 WEST CREST VIEW LP SE
008	785217	0170	8/12/03	\$464,051	3030	0	8	2003	3	5771	N	N	6527 WEST CREST VIEW LP SE
008	785217	0090	9/25/03	\$459,999	3030	0	8	2003	3	5537	N	N	6701 WEST CREST VIEW LP SE
008	785217	0300	10/22/03	\$489,990	3030	0	8	2003	3	7974	Y	N	35726 SE CREST VIEW LP SE
008	785217	0070	8/13/03	\$464,990	3180	0	8	2003	3	5257	N	N	6711 WEST CREST VIEW LP SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785217	0160	10/6/03	\$464,990	3180	0	8	2003	3	5810	N	N	6533 WEST CREST VIEW LP SE
008	785217	0350	6/18/03	\$450,268	3230	0	8	2003	3	8778	N	N	6420 EAST CREST VIEW LP SE
008	785217	0470	8/26/03	\$419,031	3230	0	8	2003	3	5019	N	N	6616 EAST CREST VIEW LP SE
008	785217	0380	6/26/03	\$410,420	3230	0	8	2003	4	7752	N	N	6504 EAST CREST VIEW LP SE
008	785217	0060	9/9/03	\$485,000	3260	0	8	2003	3	5662	N	N	6715 CREST VIEW AV SE
008	785217	0120	10/13/03	\$476,990	3260	0	8	2003	3	5260	N	N	6621 WEST CREST VIEW LP SE
008	785217	0100	10/14/03	\$468,990	3260	0	8	2003	3	5259	N	N	6629 WEST CREST VIEW LP SE
008	785217	0130	9/26/03	\$463,990	3260	0	8	2003	3	5335	N	N	6615 WEST CREST VIEW LP SE
008	785217	0180	6/23/03	\$479,598	3270	0	8	2003	3	5772	N	N	6523 WEST CREST VIEW LP SE
008	785217	0310	8/14/03	\$498,990	3270	0	8	2003	3	8877	Y	N	35730 SE CREST VIEW LP SE
008	122406	9062	8/12/02	\$711,370	3460	650	8	1974	4	239580	N	N	26811 SE DUTHIE HILL RD
008	362986	0010	8/27/02	\$385,000	1490	760	9	2001	3	6673	N	N	1953 16TH CT NE
008	142406	9004	6/7/02	\$575,000	1580	1530	9	1984	3	378536	N	N	25941 SE ISSAQAH-FALL CITY RD
008	362987	0090	7/21/03	\$339,000	1740	0	9	2001	3	3315	N	N	2047 NE KENILWORTH LN
008	362987	0200	3/15/02	\$308,000	1740	0	9	2000	3	3082	N	N	2001 NE KELSEY LN
008	362987	0030	9/16/02	\$309,000	1770	0	9	2001	3	3485	N	N	2045 NE KATSURA ST
008	321095	0240	3/21/02	\$375,000	1820	700	9	1990	3	36611	N	N	33357 SE 52ND ST
008	222406	9090	6/18/02	\$475,000	1830	1590	9	1978	4	172062	N	N	24109 SE BLACK NUGGET RD
008	362987	0210	12/31/02	\$355,000	1870	0	9	2000	3	3082	N	N	1989 NE KELSEY LN
008	362991	0730	9/2/03	\$408,450	1930	0	9	2003	3	4057	N	N	2011 31ST LN NE
008	362987	0300	5/20/03	\$347,000	1940	0	9	2000	3	3675	N	N	1962 NE KILLIAN LN
008	362980	0350	8/19/03	\$345,000	2080	0	9	1999	3	3349	N	N	1422 NE KATSURA ST
008	362980	0270	2/6/03	\$340,000	2088	0	9	2000	3	3728	N	N	1954 14TH CT NE
008	362987	0220	7/15/03	\$348,000	2090	0	9	2000	3	3082	N	N	1977 NE KELSEY LN
008	362991	0360	10/1/03	\$396,732	2110	0	9	2003	3	3600	N	N	2106 32ND AV NE
008	362980	0240	7/3/02	\$367,500	2147	0	9	2000	3	4879	N	N	1995 14TH CT NE
008	362987	0010	7/23/02	\$364,500	2150	0	9	2001	3	4164	N	N	2021 NE KATSURA ST
008	785211	0470	4/5/02	\$407,950	2150	0	9	2000	3	7529	N	N	35006 RHODODENDRON DR SE
008	362980	0140	9/27/02	\$345,000	2160	0	9	1999	3	6246	N	N	1385 NE KATSURA ST
008	362980	0330	4/14/03	\$349,500	2160	0	9	1999	3	3823	N	N	1406 NE KATSURA ST
008	362991	0370	10/7/03	\$401,150	2190	0	9	2003	3	3600	N	N	2120 32ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0060	9/25/03	\$399,950	2190	0	9	2003	3	4094	N	N	2906 NE LOGAN ST
008	032307	9085	4/18/02	\$385,000	2230	0	9	1979	3	50965	N	N	33109 SE 110TH ST
008	785209	0350	2/22/02	\$547,600	2230	990	9	2001	3	6771	Y	N	7312 SE CURTIS DR
008	362993	0100	9/19/03	\$416,832	2250	0	9	2003	3	4882	N	N	2893 NE LOGAN ST
008	362993	0090	9/19/03	\$409,900	2250	0	9	2003	3	4287	N	N	2883 NE LOGAN ST
008	222407	9114	2/7/03	\$434,400	2345	0	9	1995	3	110206	N	N	5003 LAKE ALICE RD SE
008	182407	9107	5/13/02	\$440,000	2350	0	9	1998	3	46355	N	N	28412 SE 43RD ST
008	362980	0260	11/22/02	\$358,000	2364	0	9	2000	3	4220	N	N	1978 14TH CT NE
008	321095	0030	7/29/02	\$520,000	2380	1300	9	1992	3	34493	N	N	33806 SE 55TH ST
008	785201	1030	2/11/02	\$363,500	2380	0	9	1998	3	5512	Y	N	6913 FAIRWAY AV SE
008	785201	0450	9/18/02	\$399,900	2400	0	9	1998	3	6401	Y	N	7110 FAIRWAY AV SE
008	785201	0900	7/24/03	\$395,000	2400	0	9	1998	3	6182	N	N	7217 FAIRWAY AV SE
008	785201	0370	6/17/02	\$366,500	2400	0	9	1998	3	5829	N	N	7246 FAIRWAY AV SE
008	785201	0990	5/20/02	\$365,000	2400	0	9	1998	3	5818	N	N	7017 FAIRWAY AV SE
008	362986	0200	10/9/02	\$428,950	2450	0	9	2002	3	6121	N	N	1942 16TH CT NE
008	362976	0040	10/20/03	\$407,430	2460	0	9	2003	3	4050	N	N	1770 11TH AV NE
008	362980	0380	10/3/03	\$379,000	2469	0	9	1999	3	3349	N	N	1446 NE KATSURA ST
008	785201	1020	3/24/03	\$397,000	2490	0	9	1998	3	5928	Y	N	6919 FAIRWAY AV SE
008	362976	0120	10/21/03	\$442,556	2490	0	9	2003	3	5563	N	N	1714 11TH AV NE
008	362976	0060	10/8/03	\$424,134	2490	0	9	2003	3	4050	N	N	1758 11TH AV NE
008	362976	0080	9/16/03	\$404,240	2490	0	9	2003	3	4050	N	N	1746 11TH AV NE
008	272407	9071	5/12/03	\$550,000	2540	0	9	1989	3	220413	Y	N	32715 SE 78TH ST
008	785201	0360	11/19/03	\$412,000	2550	0	9	1998	3	6595	N	N	7252 FAIRWAY AV SE
008	785209	0290	3/7/02	\$547,800	2640	1480	9	2001	3	6189	N	N	7214 SE CURTIS DR
008	362976	0020	10/10/03	\$451,978	2650	0	9	2003	3	3897	N	N	1782 11TH AV NE
008	362976	0050	8/27/03	\$461,833	2650	0	9	2003	3	4050	N	N	1764 11TH AV NE
008	362976	0030	10/16/03	\$423,257	2650	0	9	2003	3	4050	N	N	1776 11TH AV NE
008	362976	0090	9/30/03	\$440,000	2660	0	9	2003	3	4050	N	N	1740 11TH AV NE
008	362976	0100	7/16/03	\$410,000	2660	0	9	2003	3	4050	N	N	1734 11TH AV NE
008	362992	0770	8/25/03	\$445,200	2660	0	9	2003	3	5500	N	N	1762 28TH AV NE
008	362976	0070	8/1/03	\$412,850	2660	0	9	2003	3	4050	N	N	1752 11TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0270	2/21/02	\$556,609	2720	900	9	2001	3	6285	N	N	7130 SE CURTIS DR
008	785209	0300	4/23/02	\$530,800	2720	1190	9	2001	3	5785	Y	N	7218 SE CURTIS DR
008	785211	0670	7/12/02	\$436,030	2755	0	9	2000	3	9323	N	N	34831 RHODODENDRON DR SE
008	785211	0750	8/16/02	\$429,793	2755	0	9	2000	3	8333	N	N	34908 RHODODENDRON DR SE
008	785211	0590	8/26/02	\$429,950	2840	0	9	2001	3	7858	N	N	34927 RHODODENDRON DR SE
008	362992	0730	10/30/03	\$458,654	2880	0	9	2003	3	5750	N	N	1786 28TH AV NE
008	362992	0760	9/23/03	\$445,927	2880	0	9	2003	3	5750	N	N	1768 28TH AV NE
008	785201	0840	7/8/02	\$420,000	2910	0	9	1998	3	7287	N	N	7251 FAIRWAY AV SE
008	785201	0470	2/6/03	\$399,950	2910	0	9	1998	3	6250	N	N	7036 FAIRWAY AV SE
008	785201	0970	8/25/02	\$369,400	2910	0	9	1998	3	5817	N	N	7027 FAIRWAY AV SE
008	785211	0430	2/26/02	\$517,474	2920	0	9	2001	3	10913	N	N	34920 RHODODENDRON DR SE
008	785211	0510	7/25/02	\$475,000	2940	0	9	2001	3	8007	N	N	35014 RHODODENDRON AV SE
008	785211	0530	1/28/03	\$484,586	2990	0	9	2002	3	9683	N	N	35018 RHODEDENDRON DR SE
008	785211	0500	12/23/02	\$460,000	2990	0	9	2001	3	7833	N	N	35012 RHODODENDRON AV SE
008	785211	0480	4/29/02	\$442,051	2990	0	9	2000	3	7419	N	N	35008 RHODODENDRON DR SE
008	785209	0430	2/11/02	\$501,800	3000	0	9	2001	3	5930	Y	N	34909 CURTIS DR SE
008	785209	0460	4/22/02	\$473,000	3000	0	9	2001	3	5500	Y	N	34827 SE CURTIS DR
008	785211	0520	9/8/02	\$483,819	3000	0	9	2001	3	6660	N	N	35016 RHODODENDRON AV SE
008	362986	0020	2/21/02	\$442,000	3000	0	9	2001	3	4540	N	N	1965 16TH CT NE
008	785209	0310	2/4/02	\$562,600	3060	1210	9	2001	3	6213	Y	N	7224 SE CURTIS DR
008	785211	0550	12/10/02	\$492,678	3060	0	9	2002	3	9322	N	N	35009 RHODODENDRON DR SE
008	785211	0580	9/22/02	\$469,950	3060	0	9	2001	3	7504	N	N	35003 RHODODENDRON DR SW
008	785209	0320	7/24/02	\$559,900	3070	1210	9	2001	3	6303	Y	N	7230 CURTIS DR SE
008	785209	0340	4/1/02	\$558,800	3070	1210	9	2001	3	6745	Y	N	7308 CURTIS DR SE
008	362975	0070	2/11/03	\$452,000	3075	0	9	1999	3	6227	N	N	2023 12TH CT NE
008	785209	0400	7/22/03	\$552,000	3090	0	9	2002	3	7702	Y	N	34923 CURTIS DR SE
008	785209	0400	10/28/02	\$549,800	3090	0	9	2002	3	7702	Y	N	34923 CURTIS DR SE
008	785209	0410	10/10/02	\$558,600	3200	0	9	2002	3	7546	Y	N	34919 CURTIS DR SE
008	785209	0230	11/19/02	\$529,800	3200	0	9	2002	3	7322	N	N	34815 SE SCOTT ST
008	785204	0010	7/22/02	\$500,000	3200	0	9	2002	3	10353	N	N	34715 CURTIS DR SE
008	785202	0040	9/30/02	\$590,000	3210	0	9	2002	3	6688	Y	N	7316 HEATHER AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362987	0310	10/9/03	\$550,000	3220	0	9	2001	3	5473	N	N	2032 NE KATSURA ST
008	362986	0160	10/24/02	\$480,000	3230	0	9	2002	3	5260	N	N	1994 16TH CT NE
008	362992	0750	10/17/03	\$492,950	3270	0	9	2003	3	5750	N	N	1774 28TH AV NE
008	785209	0330	11/20/02	\$594,908	3320	1400	9	2002	3	6549	Y	N	7302 CURTIS DR SE
008	202407	9037	2/13/03	\$685,000	3400	0	9	1985	3	213444	N	N	5008 298TH AV SE
008	362992	0740	8/19/03	\$500,190	3490	0	9	2003	3	5750	N	N	1780 28TH AV NE
008	362992	0700	12/24/03	\$530,863	3620	0	9	2003	3	6119	N	N	1804 28TH AV NE
008	272407	9082	12/30/02	\$675,000	3830	0	9	1991	3	220413	N	N	33128 SE 76TH ST
008	785202	0140	7/11/02	\$480,000	2620	0	10	2001	3	5402	Y	N	7512 HEATHER AV SE
008	785202	0020	10/3/03	\$590,000	2630	0	10	2003	3	5850	Y	N	7308 HEATHER AV SE
008	785202	0200	1/7/02	\$544,270	2630	0	10	2000	3	5192	Y	N	7610 HEATHER AV SE
008	785202	0150	2/21/03	\$535,000	2630	0	10	2002	3	5401	Y	N	7516 HEATHER AV SE
008	185290	0280	4/22/02	\$490,000	2730	0	10	1994	3	20623	N	N	25713 NE 10TH ST
008	182407	9065	7/18/03	\$740,450	2750	1020	10	1990	3	254390	N	N	4323 287TH AV SE
008	785202	0160	9/23/02	\$575,807	2780	0	10	2001	3	7156	Y	N	7520 HEATHER AV SE
008	785201	0700	12/2/03	\$450,000	2860	0	10	1998	3	8472	N	N	7226 CHANTICLEER AV SE
008	185290	0270	12/11/03	\$500,000	2880	0	10	1992	3	28853	N	N	25709 NE 10TH ST
008	785199	0440	10/17/03	\$600,000	2910	0	10	1999	3	10872	Y	N	6630 CASCADE LN SE
008	785201	0710	9/29/03	\$510,000	2950	0	10	1998	3	7884	N	N	7220 CHANTICLEER AV SE
008	785201	0800	2/5/03	\$455,000	2950	0	10	1998	3	6879	N	N	7203 LAUREL AV SE
008	322507	9011	12/2/02	\$727,000	2970	1960	10	1990	3	222516	Y	N	426 292ND AV NE
008	185290	0090	7/21/03	\$540,000	3050	0	10	1993	3	18202	N	N	908 259TH CT NE
008	785208	0020	7/21/03	\$572,500	3100	0	10	2001	3	11866	N	N	35125 AUGUSTA PL SE
008	362987	0330	6/4/02	\$480,000	3140	0	10	2000	3	4460	N	N	2068 NE KATSURA ST
008	785201	0310	2/22/02	\$440,000	3160	0	10	1999	3	7455	Y	N	35411 SE ENGLISH ST
008	212407	9060	12/26/02	\$669,000	3190	0	10	1983	3	193406	Y	N	30825 SE 60TH ST
008	785202	0010	4/16/03	\$752,641	3210	0	10	2003	3	11986	Y	N	7306 HEATHER AV SE
008	785202	0030	7/2/03	\$627,608	3220	0	10	2003	3	6146	Y	N	7310 HEATHER AV SE
008	785202	0060	4/1/03	\$608,850	3220	0	10	2003	3	6760	Y	N	7326 HEATHER AV SE
008	785202	0240	3/25/02	\$559,950	3220	0	10	2001	3	7312	Y	N	7632 HEATHER AV SE
008	785202	0050	6/23/03	\$600,000	3250	0	10	2003	3	6149	Y	N	7322 HEATHER AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	0300	3/6/03	\$500,000	3290	0	10	1999	3	8515	Y	N	35415 SE ENGLISH ST
008	785201	0250	6/3/03	\$503,000	3290	0	10	1999	3	7865	Y	N	35523 SE ENGLISH ST
008	185290	0290	8/27/03	\$545,000	3300	0	10	1993	3	19887	N	N	25723 NE 10TH ST
008	272407	9057	3/12/03	\$590,000	3310	1680	10	1991	3	32537	Y	Y	6639 PRESTON-FALL CITY RD SE
008	212407	9087	6/16/03	\$710,000	3330	0	10	1998	3	449104	N	N	31825 SE 62ND WY
008	785201	0120	3/21/02	\$650,000	3360	0	10	2001	3	9170	Y	N	7102 LAUREL AV SE
008	785208	0010	3/15/02	\$600,000	3370	0	10	2001	3	10460	N	N	35133 AUGUSTA PL SE
008	785199	0390	10/6/03	\$600,000	3370	0	10	1999	3	11669	N	N	6514 CASCADE AV SE
008	322507	9034	12/18/02	\$801,900	3400	0	10	1991	3	233971	Y	N	29244 SE 5TH ST
008	785201	0760	7/21/03	\$540,000	3420	0	10	1999	3	8318	N	N	7115 LAUREL AV SE
008	362989	0030	12/23/03	\$699,500	3430	0	10	2003	3	6988	Y	N	1773 30TH AV NE
008	362987	0440	9/19/02	\$640,000	3460	0	10	2001	3	16342	Y	N	1646 NE KATSURA ST
008	785212	0160	4/28/03	\$625,000	3510	0	10	2001	3	9568	N	N	6715 AZALEA WY SE
008	785212	0010	8/14/03	\$625,000	3510	0	10	2002	3	11782	N	N	6611 AZALEA WY SE
008	785212	0050	6/5/02	\$562,950	3510	0	10	2001	3	10010	N	N	6623 AZALEA WY SE
008	785212	0180	6/24/03	\$579,950	3510	0	10	2001	3	9084	N	N	6729 AZALEA WY SE
008	785212	0030	3/28/02	\$569,950	3510	0	10	2001	3	9263	N	N	6615 AZALEA WY SE
008	785212	0140	3/20/03	\$550,000	3510	0	10	2001	3	9364	N	N	34819 SE GARDEN CT
008	785201	0810	8/28/02	\$500,000	3530	0	10	1999	3	7282	N	N	7209 LAUREL AV SE
008	785212	0202	8/11/03	\$689,950	3530	840	10	2003	3	13444	Y	N	6802 AZALEA WY SE
008	785199	0350	8/21/02	\$510,000	3570	0	10	1999	3	10339	N	N	6535 FAIRWAY AV SE
008	362987	0410	2/25/02	\$655,500	3575	0	10	2001	3	19273	Y	N	1682 NE KATSURA ST
008	362987	0450	6/6/02	\$655,000	3585	0	10	2001	3	15160	Y	N	1634 NE KATSURA ST
008	785199	0280	3/15/02	\$635,000	3660	0	10	2001	3	20659	Y	N	6750 CASCADE AV SE
008	785212	0200	8/4/03	\$647,500	3690	0	10	2002	3	11609	N	N	6802 AZALEA WY SE
008	332407	9067	3/1/02	\$705,000	3690	1190	10	1986	3	283924	N	N	8426 316TH PL SE
008	785212	0090	7/18/02	\$574,950	3690	0	10	2001	3	8637	N	N	34728 SE GARDEN CT
008	785212	0120	2/14/03	\$562,450	3690	0	10	2001	3	8837	N	N	34803 SE GARDEN CT
008	785212	0110	7/16/02	\$589,950	3730	0	10	2001	3	8974	N	N	34729 SE GARDEN CT SE
008	785201	0240	11/19/03	\$580,000	3770	0	10	2000	3	7546	Y	N	35531 SE ENGLISH ST
008	785198	0070	7/21/03	\$675,000	3780	0	10	2003	3	14002	Y	N	6727 CASCADE AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	785208	0030	7/18/02	\$645,000	3788	0	10	2000	3	16001	N	N	35121 AUGUSTA PL SE	
008	785199	0400	9/23/03	\$617,000	3840	0	10	1999	3	12795	N	N	6606 CASCADE LN SE	
008	785199	0410	4/17/02	\$595,000	3860	0	10	1999	3	11777	N	N	6612 CASCADE LN SE	
008	182407	9099	4/7/03	\$742,000	3870	0	10	1987	3	215293	N	N	4403 281ST PL SE	
008	322507	9014	12/23/02	\$721,000	3870	0	10	1992	3	197472	N	N	29214 SE 5TH ST	
008	785212	0100	6/17/02	\$642,838	3880	0	10	2001	3	11937	N	N	34727 SE GARDEN CT	
008	785212	0100	10/7/02	\$640,000	3880	0	10	2001	3	11937	N	N	34727 SE GARDEN CT	
008	785212	0070	10/8/02	\$585,000	3880	0	10	2001	3	9585	N	N	6703 AZALEA WY SE	
008	785212	0020	9/19/02	\$589,950	3880	0	10	2001	3	9380	N	N	6632 AZALEA WY SE	
008	785212	0130	3/6/02	\$600,000	3880	0	10	2001	3	10989	N	N	7010 CURTIS DR SE	
008	785199	0130	9/16/02	\$800,000	3910	0	10	1999	3	14236	N	N	6523 CASCADE AV SE	
008	785212	0060	3/2/03	\$631,179	4270	0	10	2001	3	10478	N	N	6627 AZALEA WY SE	
008	785212	0190	5/7/02	\$650,000	4290	0	10	2001	3	8751	N	N	6803 AZALEA WY SE	
008	785198	0030	3/8/02	\$747,950	4420	0	10	2001	3	12238	Y	N	7101 CASCADE AV SE	
008	322507	9057	5/23/03	\$675,000	3170	0	11	1989	3	207206	N	N	705 292ND AV SE	
008	785198	0310	7/8/03	\$759,000	3180	1290	11	2003	3	13304	Y	N	7033 EAGLE LAKE DR	
008	785201	0040	12/2/02	\$750,000	3190	0	11	2002	3	9590	Y	N	6934 LAUREL AV SE	
008	785201	0050	4/23/03	\$690,000	3210	0	11	2002	3	8983	Y	N	7006 LAUREL AV SE	
008	212407	9052	10/18/02	\$1,134,470	3250	0	11	1990	3	217800	Y	N	30922 SE 58TH ST	
008	785208	0070	3/20/02	\$672,500	3700	0	11	2001	3	9961	Y	N	35132 AUGUSTA PL SE	
008	785198	0270	9/19/03	\$1,030,000	3720	1900	11	2001	3	11868	Y	N	7110 CASCADE AV SE	
008	785201	0070	3/26/03	\$926,000	3800	0	11	2001	3	9050	Y	N	7020 LAUREL AV SE	
008	785201	0130	10/13/03	\$772,000	3810	0	11	2001	3	9170	Y	N	7110 LAUREL AV SE	
008	785201	0130	1/23/02	\$721,500	3810	0	11	2001	3	9170	Y	N	7110 LAUREL AV SE	
008	322507	9050	6/4/02	\$750,000	3870	0	11	1989	3	201929	Y	N	100 292ND AV SE	
008	785212	0212	7/24/03	\$790,000	3870	700	11	2003	3	10857	Y	N	6722 AZALEA WY SE	
008	785199	0190	6/6/03	\$830,000	4000	0	11	2002	3	10270	Y	N	6524 FAIRWAY AV SE	
008	785198	0050	10/20/03	\$870,000	4010	430	11	2003	3	12891	Y	N	7031 CASCADE AV SE	
008	785198	0140	3/7/02	\$840,000	4020	0	11	2001	3	18808	Y	N	6824 CASCADE AV SE	
008	785198	0170	12/9/03	\$820,000	4060	690	11	2001	3	20806	Y	N	6916 CASCADE AV SE	
008	785198	0100	2/24/03	\$1,040,000	4070	1110	11	2001	3	17811	Y	N	6758 CASCADE AV SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	0080	4/3/02	\$868,950	4090	0	11	2001	3	9090	Y	N	7026 LAUREL AV SE
008	785208	0060	7/2/02	\$707,818	4170	0	11	2001	3	10642	N	N	35124 AUGUSTA PL SE
008	785201	0010	5/29/03	\$907,996	4230	0	11	2001	3	9453	Y	N	6914 LAUREL LN SE
008	785208	0040	5/24/02	\$775,000	4230	0	11	2001	3	12586	Y	N	35119 AUGUSTA PL SE
008	785199	0250	4/12/02	\$800,000	4240	0	11	2000	3	15103	N	N	6628 FAIRWAY AV SE
008	785208	0080	1/25/02	\$773,500	4290	0	11	2001	3	11110	Y	N	35204 AUGUSTA PL SE
008	785199	0180	7/21/03	\$947,500	4580	0	11	2002	3	9901	Y	N	6518 FAIRWAY AV SE
008	785198	0150	10/15/03	\$1,480,000	4780	1860	11	2002	3	20040	Y	N	6836 CASCADE AV SE
008	085360	0100	6/21/02	\$1,500,000	4830	0	11	2000	3	109771	N	N	29001 NE 3RD WY
008	785199	0120	4/1/02	\$925,000	5194	0	11	2001	3	12637	Y	N	6525 CASCADE AV SE
008	322507	9035	6/4/02	\$1,500,000	6050	0	11	2001	3	230652	Y	N	29236 SE 5TH ST
008	785198	0120	7/2/03	\$990,000	3060	1580	12	2003	3	16081	Y	N	6802 CASCADE AV SE
008	785201	0160	7/5/02	\$815,000	3850	0	12	1999	3	9170	Y	N	7132 LAUREL AV SE
008	232406	9162	8/26/02	\$1,045,000	4160	0	12	1993	3	216541	N	N	5411 247TH PL SE
008	785201	0060	11/3/03	\$875,000	4420	0	12	2001	3	9009	Y	N	7012 LAUREL AV SE
008	785201	0100	2/4/03	\$809,000	4610	0	12	2001	3	9165	Y	N	7042 LAUREL AV SE
008	785198	0190	2/26/02	\$1,065,000	4700	0	12	2001	3	19752	Y	N	6936 CASCADE AV SE
008	785198	0180	3/26/02	\$1,180,000	4820	150	12	2001	3	20003	Y	N	6926 CASCADE AV SE
008	867850	0060	10/23/03	\$1,850,000	6070	0	13	1999	3	171626	N	N	29433 SE 15TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	094310	0200	10/22/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	094310	0302	7/1/02	\$329,950	DIAGNOSTIC OUTLIER
007	094310	0361	12/11/03	\$315,000	DIAGNOSTIC OUTLIER
007	094310	0439	6/6/02	\$205,000	DIAGNOSTIC OUTLIER
007	094310	0502	5/22/02	\$160,000	DIAGNOSTIC OUTLIER
007	094310	0504	4/8/02	\$150,000	DIAGNOSTIC OUTLIER
007	094310	1001	8/7/03	\$408,000	DIAGNOSTIC OUTLIER
007	112407	9023	4/1/02	\$180,000	DIAGNOSTIC OUTLIER
007	132407	9025	7/23/02	\$299,950	ImpCount
007	142407	9029	12/26/02	\$243,000	OPEN SPACE DESIGNATION CONTINUED0OK'D
007	142407	9036	6/14/02	\$10,000	GOVERNMENT AGENCY DORRatio
007	142407	9042	5/17/02	\$248,000	ImpCount
007	142407	9051	12/9/02	\$215,000	DIAGNOSTIC OUTLIER
007	152407	9036	12/8/03	\$465,000	DIAGNOSTIC OUTLIER
007	152407	9062	7/18/03	\$635,000	ImpCountOPEN SPACE DESIGNATION CONTINUED
007	152407	9075	5/22/02	\$255,000	UnFinArea
007	152407	9085	12/31/03	\$190,000	UnFinArea
007	152407	9166	7/11/02	\$239,500	DIAGNOSTIC OUTLIER
007	152407	9176	9/23/02	\$292,950	DIAGNOSTIC OUTLIER
007	162407	9018	6/12/03	\$146,000	DIAGNOSTIC OUTLIER
007	162407	9023	6/24/02	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	162407	9057	6/18/03	\$55,000	DORRatio
007	162407	9059	4/9/02	\$235,000	DIAGNOSTIC OUTLIER
007	162407	9104	8/23/02	\$360,000	DIAGNOSTIC OUTLIER
007	162407	9120	6/7/02	\$850,000	ImpCount
007	232407	9003	3/22/02	\$158,000	PrevImp<=10K
007	241210	0020	9/12/03	\$250,000	QUIT CLAIM DEED
007	242791	0040	11/4/02	\$120,000	DORRatio
007	247590	0356	8/27/02	\$220,000	UnFinArea
007	247590	0356	11/21/03	\$185,000	UnFinArea
007	247590	0535	3/13/02	\$130,000	DIAGNOSTIC OUTLIER
007	247590	0565	6/23/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	247590	0945	3/7/02	\$94,800	EXMPT FM EXCISE TAX; REL PARTY,FRIEND,OR NEIGH
007	247590	1185	5/22/03	\$210,000	ImpCount
007	248120	0030	7/24/02	\$198,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	248120	0150	7/9/03	\$108,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	256130	0030	7/10/03	\$109,534	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	256131	0060	5/14/03	\$236,000	DIAGNOSTIC OUTLIER
007	256131	0100	2/13/03	\$216,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	673070	0160	2/14/02	\$235,000	MULTI-PARCEL SALE
007	673070	0240	3/19/02	\$90,000	DORRatio
007	746700	0080	2/10/03	\$459,950	DIAGNOSTIC OUTLIER
007	793350	0210	6/17/03	\$468,000	EXEMPT FROM EXCISE TAX
007	793351	0070	2/8/02	\$309,000	DIAGNOSTIC OUTLIER
007	793351	0230	10/4/02	\$125,000	%Compl DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	803870	0020	10/9/03	\$147,376	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
007	873171	0020	9/10/03	\$195,475	DIAGNOSTIC OUTLIER
007	873171	0120	7/29/02	\$305,000	DIAGNOSTIC OUTLIER
008	027810	0075	10/10/03	\$270,000	DIAGNOSTIC OUTLIER
008	032307	9028	10/15/03	\$255,000	ImpCount
008	032307	9043	2/20/03	\$82,000	%NetCond Prevlmp<=10K
008	032307	9048	7/1/02	\$235,000	DIAGNOSTIC OUTLIER
008	032307	9061	5/27/03	\$175,000	ImpCount
008	032307	9067	9/17/03	\$71,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
008	102307	9036	8/6/02	\$474,000	ImpCount
008	102307	9038	2/7/03	\$350,000	ImpCount
008	102307	9047	8/26/02	\$80,000	STATEMENT TO DOR DORRatio
008	102307	9055	9/17/03	\$357,000	DIAGNOSTIC OUTLIER
008	102307	9092	3/12/03	\$165,000	DIAGNOSTIC OUTLIER
008	102307	9117	7/15/02	\$925,000	DIAGNOSTIC OUTLIER
008	122406	9010	11/22/02	\$448,000	DIAGNOSTIC OUTLIER
008	122406	9021	4/10/02	\$600,000	DIAGNOSTIC OUTLIER
008	122406	9061	6/26/03	\$1,558,795	DIAGNOSTIC OUTLIER
008	122406	9074	4/9/03	\$670,000	RELOCATION - SALE BY SERVICE
008	122406	9074	4/2/03	\$670,000	RELOCATION - SALE TO SERVICE
008	142406	9035	9/4/02	\$5,000	QUIT CLAIM DEED DORRatio
008	142406	9073	9/20/02	\$330,000	DIAGNOSTIC OUTLIER
008	172407	9031	2/21/03	\$471,000	DIAGNOSTIC OUTLIER
008	172407	9051	10/8/02	\$490,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	172407	9051	10/8/02	\$490,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	182407	9007	6/19/02	\$215,000	%Compl DORRatio
008	182407	9020	1/15/02	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	185290	0110	4/23/02	\$526,000	RELOCATION - SALE BY SERVICE
008	185290	0110	4/24/02	\$526,000	RELOCATION - SALE TO SERVICE
008	202407	9047	4/26/02	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOROpenSpace0
008	212407	9036	12/23/02	\$319,000	DIAGNOSTIC OUTLIER
008	212407	9068	2/12/02	\$300,000	DORRatio
008	222406	9113	3/8/02	\$1,090	GOV AGENCY; EASEMENT OR RIGHT-OF-WAY;
008	222406	9130	1/29/03	\$405,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	232406	9127	6/18/02	\$1,500,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	252506	9009	7/1/02	\$340,000	0OpenSpace0
008	262506	9023	8/14/03	\$249,000	DIAGNOSTIC OUTLIER
008	272407	9048	9/12/03	\$450,000	%Compl ActivePermitBeforeSale>25K
008	272407	9048	5/16/02	\$144,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	282407	9030	7/9/03	\$415,000	%NetCond Prevlmp<=10K DORRatio
008	292407	9031	11/23/03	\$299,950	DIAGNOSTIC OUTLIER
008	302407	9015	7/18/02	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302407	9015	4/24/03	\$341,000	GOVERNMENT AGENCY
008	302407	9049	1/24/03	\$720,000	DIAGNOSTIC OUTLIER
008	312507	9027	8/12/03	\$664,500	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	312507	9051	10/10/03	\$325,000	DIAGNOSTIC OUTLIER
008	322407	9013	4/26/02	\$49,720	ImpCount DORRatio
008	322407	9069	5/31/02	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	322407	9094	7/24/02	\$147,000	DORRatio
008	322507	9017	8/6/03	\$545,000	QUESTIONABLE PER SALES IDENTIFICATION
008	332407	9045	2/9/02	\$235,000	PrevLand<=10K
008	332407	9082	7/24/02	\$385,000	Obsol
008	362976	0010	11/17/03	\$447,000	DIAGNOSTIC OUTLIER
008	362976	0110	6/26/03	\$427,556	BUILDER OR DEVELOPER SALES
008	362976	0170	9/9/02	\$328,414	PrevImp<=10K
008	362976	0280	10/25/02	\$373,473	DIAGNOSTIC OUTLIER
008	362976	0290	11/15/02	\$369,765	DIAGNOSTIC OUTLIER
008	362976	0300	2/25/03	\$379,950	PrevImp<=10K
008	362976	0380	12/18/03	\$455,500	DIAGNOSTIC OUTLIER
008	362980	0190	9/19/03	\$372,000	RELOCATION - SALE BY SERVICE
008	362980	0190	9/19/03	\$372,000	RELOCATION - SALE TO SERVICE
008	362980	0320	1/24/03	\$330,000	RELOCATION - SALE BY SERVICE
008	362980	0320	10/3/02	\$330,000	RELOCATION - SALE TO SERVICE
008	362986	0180	8/13/03	\$430,000	DIAGNOSTIC OUTLIER
008	362987	0180	12/6/02	\$275,000	DIAGNOSTIC OUTLIER
008	362989	0040	11/20/03	\$734,500	DIAGNOSTIC OUTLIER
008	362989	0120	11/12/03	\$825,500	DIAGNOSTIC OUTLIER
008	362989	0130	7/9/03	\$880,000	DIAGNOSTIC OUTLIER
008	362989	0140	8/27/03	\$867,000	UnFinArea
008	362991	0020	11/12/03	\$419,454	DIAGNOSTIC OUTLIER
008	362991	0040	12/18/03	\$450,515	DIAGNOSTIC OUTLIER
008	362991	0050	10/22/03	\$395,950	DIAGNOSTIC OUTLIER
008	362991	0520	11/12/03	\$425,950	DIAGNOSTIC OUTLIER
008	362991	0530	12/4/03	\$426,000	DIAGNOSTIC OUTLIER
008	362992	0070	8/20/03	\$275,950	NEW PLAT (WITH LESS THAN 20% SOLD); BUILDER
008	362992	0230	9/12/03	\$300,195	DIAGNOSTIC OUTLIER
008	362992	0240	9/17/03	\$326,904	DIAGNOSTIC OUTLIER
008	362992	0250	9/17/03	\$291,825	DIAGNOSTIC OUTLIER
008	362992	0260	9/29/03	\$326,914	DIAGNOSTIC OUTLIER
008	362992	0270	9/24/03	\$291,927	DIAGNOSTIC OUTLIER
008	362992	0280	9/22/03	\$326,932	DIAGNOSTIC OUTLIER
008	362992	0350	9/17/03	\$302,476	DIAGNOSTIC OUTLIER
008	362992	0370	9/8/03	\$326,824	DIAGNOSTIC OUTLIER
008	362992	0380	9/17/03	\$306,949	DIAGNOSTIC OUTLIER
008	362992	0390	10/15/03	\$287,955	DIAGNOSTIC OUTLIER
008	362992	0400	10/9/03	\$298,883	DIAGNOSTIC OUTLIER
008	362992	0410	10/6/03	\$321,417	DIAGNOSTIC OUTLIER
008	362992	0420	10/1/03	\$275,999	DIAGNOSTIC OUTLIER
008	362992	0440	10/1/03	\$320,553	DIAGNOSTIC OUTLIER
008	362992	0450	11/3/03	\$304,951	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	362992	0460	10/31/03	\$285,842	DIAGNOSTIC OUTLIER
008	362992	0470	11/10/03	\$326,949	DIAGNOSTIC OUTLIER
008	362992	0480	11/21/03	\$262,320	DIAGNOSTIC OUTLIER
008	362992	0490	11/10/03	\$322,542	DIAGNOSTIC OUTLIER
008	362992	0500	11/17/03	\$305,340	DIAGNOSTIC OUTLIER
008	362992	0510	11/3/03	\$326,939	DIAGNOSTIC OUTLIER
008	362992	0520	10/27/03	\$303,331	DIAGNOSTIC OUTLIER
008	362992	0530	10/27/03	\$326,950	DIAGNOSTIC OUTLIER
008	362992	0540	10/27/03	\$263,975	DIAGNOSTIC OUTLIER
008	362992	0550	10/16/03	\$306,902	DIAGNOSTIC OUTLIER
008	362992	0560	10/15/03	\$280,944	DIAGNOSTIC OUTLIER
008	362992	0610	11/20/03	\$436,875	NON-REPRESENTATIVE SALE PrevImp<=10K DORRatio
008	362992	0680	11/6/03	\$440,040	DIAGNOSTIC OUTLIER
008	362992	0690	10/30/03	\$458,148	DIAGNOSTIC OUTLIER
008	362992	0710	10/15/03	\$475,090	DIAGNOSTIC OUTLIER
008	362992	0720	10/27/03	\$432,339	DIAGNOSTIC OUTLIER
008	362992	1010	11/18/03	\$506,125	DIAGNOSTIC OUTLIER
008	362992	1020	11/24/03	\$577,001	DIAGNOSTIC OUTLIER
008	362992	1030	11/17/03	\$480,810	DIAGNOSTIC OUTLIER
008	362992	1040	12/3/03	\$521,218	PrevImp<=10K
008	362992	1050	12/17/03	\$581,321	DIAGNOSTIC OUTLIER
008	362992	1060	12/5/03	\$504,616	DIAGNOSTIC OUTLIER
008	362992	1070	12/26/03	\$467,431	DIAGNOSTIC OUTLIER
008	362992	1300	12/15/03	\$453,665	PrevImp<=10K DORRatio
008	362993	0050	12/11/03	\$438,875	DIAGNOSTIC OUTLIER
008	362993	0110	12/8/03	\$446,400	DIAGNOSTIC OUTLIER
008	362993	0130	11/7/03	\$396,900	DIAGNOSTIC OUTLIER
008	362993	0180	10/13/03	\$407,900	DIAGNOSTIC OUTLIER
008	362993	0190	11/21/03	\$388,596	DIAGNOSTIC OUTLIER
008	362993	0200	11/25/03	\$405,900	DIAGNOSTIC OUTLIER
008	362993	0210	12/5/03	\$407,900	DIAGNOSTIC OUTLIER
008	362993	0220	12/9/03	\$399,900	PrevImp<=10K
008	362996	0550	12/8/03	\$341,900	PrevImp<=10K DORRatio
008	362996	0580	12/9/03	\$370,507	PrevImp<=10K DORRatio
008	362996	0590	12/29/03	\$263,308	PrevImp<=10K
008	398030	0030	1/8/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	398030	0070	7/22/02	\$217,000	DIAGNOSTIC OUTLIER
008	398030	0115	4/17/02	\$346,800	ImpCountESTATE ADMINISTRATOR, GUARDIAN,
008	398030	0165	7/23/03	\$245,000	PrevImp<=10K
008	689330	0035	4/25/02	\$295,000	DIAGNOSTIC OUTLIER
008	689330	0170	7/26/02	\$77,372	PAR(103, 102, Etc.); REL PARTY, FRIEND, OR NEIGHBOR DORRatio
008	689330	0170	8/26/02	\$77,372	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	689330	0175	7/28/03	\$269,000	DIAGNOSTIC OUTLIER
008	689330	0185	7/29/03	\$345,000	DIAGNOSTIC OUTLIER
008	785198	0050	1/10/02	\$245,000	DORRatio

***Improved Sales Removed from this Annual Update Analysis***

**Area 75**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785198	0080	9/4/03	\$635,000	%Compl ActivePermitBeforeSale>25K
008	785198	0090	10/8/03	\$725,000	%Compl ActivePermitBeforeSale>25K
008	785198	0110	7/22/03	\$1,000,000	ActivePermitBeforeSale>25K
008	785198	0290	6/13/02	\$825,000	RELOCATION - SALE BY SERVICE
008	785198	0290	6/13/02	\$825,000	RELOCATION - SALE TO SERVICE
008	785198	0330	5/17/02	\$610,000	DIAGNOSTIC OUTLIER
008	785199	0140	2/13/02	\$1,377,500	DIAGNOSTIC OUTLIER
008	785199	0160	8/29/03	\$593,500	RELOCATION - SALE BY SERVICE
008	785199	0160	6/18/02	\$576,000	RELOCATION - SALE BY SERVICE
008	785199	0160	8/29/03	\$593,500	RELOCATION - SALE TO SERVICE
008	785199	0420	4/22/02	\$548,500	RELOCATION - SALE BY SERVICE
008	785201	0150	12/8/03	\$750,000	%Compl ActivePermitBeforeSale>25K
008	785201	0260	6/17/03	\$530,000	RELOCATION - SALE BY SERVICE
008	785201	0260	5/31/03	\$530,000	RELOCATION - SALE TO SERVICE
008	785201	0290	3/19/03	\$523,500	RELOCATION - SALE BY SERVICE
008	785201	0290	3/19/03	\$523,500	RELOCATION - SALE TO SERVICE
008	785201	0440	2/28/02	\$390,000	RELOCATION - SALE BY SERVICE
008	785201	0440	1/21/02	\$395,000	RELOCATION - SALE TO SERVICE
008	785201	0600	2/25/03	\$415,000	RELOCATION - SALE BY SERVICE
008	785201	0600	1/27/03	\$415,000	RELOCATION - SALE TO SERVICE
008	785202	0110	6/5/02	\$430,000	DIAGNOSTIC OUTLIER
008	785202	0180	4/4/02	\$475,000	DIAGNOSTIC OUTLIER
008	785202	0180	12/3/03	\$565,000	RELOCATION - SALE BY SERVICE
008	785202	0180	11/21/03	\$565,000	RELOCATION - SALE TO SERVICE
008	785202	0220	8/2/02	\$508,000	DIAGNOSTIC OUTLIER
008	785202	0230	9/13/02	\$483,000	DIAGNOSTIC OUTLIER
008	785203	0410	7/14/03	\$294,300	BANKRUPTCY - RECEIVER OR TRUSTEE
008	785204	0030	6/13/02	\$448,600	DIAGNOSTIC OUTLIER
008	785204	0200	1/21/03	\$294,900	RELOCATION - SALE BY SERVICE
008	785204	0200	1/21/03	\$294,900	RELOCATION - SALE TO SERVICE
008	785205	0040	7/10/02	\$261,000	RELOCATION - SALE BY SERVICE
008	785205	0040	7/10/02	\$261,000	RELOCATION - SALE TO SERVICE
008	785207	0040	6/17/02	\$250,000	%Compl DORRatio
008	785207	0130	5/14/02	\$246,000	DORRatio
008	785207	0180	5/3/02	\$248,000	%Compl DORRatio
008	785207	0200	3/19/02	\$255,000	DORRatio
008	785207	0230	4/5/02	\$1,200,000	DIAGNOSTIC OUTLIER
008	785209	0030	3/19/03	\$338,000	RELOCATION - SALE BY SERVICE
008	785209	0030	12/3/02	\$338,000	RELOCATION - SALE TO SERVICE
008	785209	0140	5/23/02	\$310,000	RELOCATION - SALE BY SERVICE
008	785209	0140	5/23/02	\$310,000	RELOCATION - SALE TO SERVICE
008	785209	0290	12/27/02	\$530,000	RELOCATION - SALE BY SERVICE
008	785209	0290	12/27/02	\$530,000	RELOCATION - SALE TO SERVICE
008	785209	0760	2/20/02	\$405,800	ActivePermitBeforeSale>25K
008	785209	0920	2/4/02	\$109,543	QUIT CLAIM DEED DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785209	0930	11/14/03	\$340,000	RELOCATION - SALE BY SERVICE
008	785209	0930	11/14/03	\$340,000	RELOCATION - SALE TO SERVICE
008	785211	0090	12/30/02	\$320,000	ActivePermitBeforeSale>25K
008	785211	0210	5/5/03	\$344,000	RELOCATION - SALE BY SERVICE
008	785211	0210	5/5/03	\$344,000	RELOCATION - SALE TO SERVICE
008	785211	0650	3/24/02	\$409,950	DIAGNOSTIC OUTLIER
008	785211	0680	2/7/02	\$435,670	DIAGNOSTIC OUTLIER
008	785212	0150	7/2/03	\$582,950	%Compl ActivePermitBeforeSale>25K
008	785212	0170	8/4/03	\$582,950	%Compl ActivePermitBeforeSale>25K
008	785212	0230	12/5/03	\$738,370	%Compl ActivePermitBeforeSale>25K
008	785213	0200	8/28/03	\$332,735	%Compl ActivePermitBeforeSale>25K
008	785213	0370	9/3/03	\$347,985	%Compl ActivePermitBeforeSale>25K
008	785213	0390	8/21/03	\$339,000	RELOCATION - SALE BY SERVICE
008	785213	0390	8/21/03	\$339,000	RELOCATION - SALE TO SERVICE
008	785213	0730	10/10/02	\$287,784	DIAGNOSTIC OUTLIER
008	785214	0190	9/11/03	\$362,950	%Compl ActivePermitBeforeSale>25K
008	785214	0220	9/22/03	\$429,323	%Compl ActivePermitBeforeSale>25K
008	785214	0250	9/24/03	\$362,950	%Compl ActivePermitBeforeSale>25K
008	785214	0260	9/2/03	\$384,950	%Compl ActivePermitBeforeSale>25K
008	785214	0270	8/19/03	\$389,950	%Compl ActivePermitBeforeSale>25K
008	785214	0280	9/2/03	\$364,950	%Compl ActivePermitBeforeSale>25K
008	785215	0140	10/8/03	\$264,421	%Compl PrevImp<=10K
008	785215	0210	8/8/03	\$322,625	%Compl ActivePermitBeforeSale>25K
008	785215	0220	9/21/03	\$298,235	%Compl ActivePermitBeforeSale>25K
008	785215	0240	9/1/03	\$289,920	%Compl ActivePermitBeforeSale>25K
008	785215	0270	9/11/03	\$301,905	%Compl ActivePermitBeforeSale>25K
008	785215	0280	8/29/03	\$301,719	%Compl ActivePermitBeforeSale>25K
008	785215	0290	8/12/03	\$297,222	%Compl ActivePermitBeforeSale>25K
008	785215	0300	9/22/03	\$306,805	%Compl ActivePermitBeforeSale>25K
008	785215	0350	8/5/03	\$309,985	%Compl ActivePermitBeforeSale>25K
008	785215	0520	9/18/03	\$271,625	%Compl
008	785215	0650	2/14/03	\$329,000	RELOCATION - SALE BY SERVICE
008	785215	0650	2/14/03	\$329,000	RELOCATION - SALE TO SERVICE
008	785215	0680	10/6/02	\$310,160	DIAGNOSTIC OUTLIER
008	785217	0050	11/25/03	\$468,990	%Compl ActivePermitBeforeSale>25K
008	785217	0080	9/25/03	\$464,990	%Compl ActivePermitBeforeSale>25K
008	785217	0150	9/2/03	\$483,936	%Compl ActivePermitBeforeSale>25K
008	785217	0250	9/29/03	\$592,300	%Compl ActivePermitBeforeSale>25K
008	785217	0510	8/18/03	\$391,481	%Compl ActivePermitBeforeSale>25K
008	785217	0530	9/4/03	\$362,119	ActivePermitBeforeSale>25K
008	785217	0540	8/27/03	\$389,395	%Compl ActivePermitBeforeSale>25K
008	785217	0550	9/23/03	\$376,376	%Compl ActivePermitBeforeSale>25K
008	785217	0560	10/21/03	\$431,229	%Compl ActivePermitBeforeSale>25K
008	785217	0570	9/15/03	\$378,876	%Compl ActivePermitBeforeSale>25K
008	785217	0580	9/22/03	\$415,244	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785217	0590	10/7/03	\$381,270	%Compl ActivePermitBeforeSale>25K
008	785217	0630	8/27/03	\$316,232	PrevImp<=10K
008	785217	0650	8/25/03	\$310,586	%Compl ActivePermitBeforeSale>25K
008	785217	0660	8/27/03	\$298,092	ActivePermitBeforeSale>25K
008	785217	0720	9/9/03	\$321,051	%Compl ActivePermitBeforeSale>25K
008	785217	0810	8/7/03	\$280,365	%Compl ActivePermitBeforeSale>25K
008	785217	0820	9/10/03	\$315,037	%Compl ActivePermitBeforeSale>25K
008	785217	0830	9/15/03	\$300,428	%Compl ActivePermitBeforeSale>25K
008	785218	0330	9/9/03	\$334,940	%Compl
008	785218	0670	9/3/03	\$303,375	%Compl ActivePermitBeforeSale>25K
008	785218	0850	9/19/03	\$444,905	DIAGNOSTIC OUTLIER
008	785219	0080	11/21/03	\$500,005	%Compl
008	785219	0090	10/20/03	\$464,950	%Compl ActivePermitBeforeSale>25K
008	785219	0100	10/8/03	\$479,576	DIAGNOSTIC OUTLIER
008	785219	0110	10/13/03	\$468,447	%Compl ActivePermitBeforeSale>25K
008	785219	0120	9/11/03	\$462,950	%Compl
008	785219	0150	9/22/03	\$419,950	%Compl ActivePermitBeforeSale>25K
008	785219	0160	12/23/03	\$419,950	%Compl
008	785219	0170	9/11/03	\$415,250	%Compl ActivePermitBeforeSale>25K
008	785219	0180	12/8/03	\$412,950	%Compl ActivePermitBeforeSale>25K
008	813070	0010	4/17/03	\$350,000	ImpCount
008	813070	0090	10/6/03	\$345,000	DIAGNOSTIC OUTLIER
008	813070	0180	5/21/02	\$255,000	DIAGNOSTIC OUTLIER
008	813170	0165	3/25/02	\$100,000	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis**  
**Area 75**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	094310	0999	09/01/03	128000	19906	N	N
7	142407	9055	01/29/02	179000	341074	Y	N
7	152407	9187	11/06/03	117525	21461	N	N
7	162407	9037	10/22/03	105000	81457	N	N
7	242407	9064	10/06/03	212000	881218	N	N
8	082407	9036	08/07/03	185000	217800	N	N
8	102307	9005	12/10/02	210000	118715	N	Y
8	132406	9010	12/18/03	265000	809344	N	N
8	132406	9035	03/07/02	375000	875120	N	N
8	182407	9076	07/26/02	130000	133729	N	N
8	185290	0346	09/26/03	295000	117677	N	N
8	185290	0348	03/03/03	284500	105346	N	N
8	222407	9089	01/25/02	195000	218235	N	Y
8	252406	9099	06/10/03	120000	95970	N	N
8	252407	9031	01/14/02	75600	243500	N	N
8	252407	9031	08/11/03	74166	243500	N	N
8	252407	9031	08/11/03	74152	243500	N	N
8	252407	9031	08/15/03	67418	243500	N	N
8	252407	9032	08/11/03	79552	303613	N	N
8	252506	9020	04/22/03	235000	428194	N	N
8	252506	9084	01/10/02	196000	218235	N	N
8	302407	9064	08/18/03	158500	133059	N	N
8	302407	9103	06/26/02	52000	34830	N	N
8	312507	9040	03/19/03	85000	217800	N	N
8	362986	0030	08/07/03	125000	4295	N	N
8	362986	0170	08/07/03	125000	5222	N	N
8	362986	0190	08/07/03	125000	6595	N	N
8	362992	1280	04/22/03	166809	7500	N	N
8	785198	0300	10/30/03	150000	15545	Y	N
8	785198	0320	02/24/03	155000	12429	Y	N
8	785201	1080	05/23/03	265000	21253	Y	N
8	785207	0030	02/11/03	155000	13741	Y	N
8	785207	0050	04/22/03	260000	12493	Y	N
8	785207	0080	06/10/03	200000	14149	Y	N
8	785207	0100	06/27/03	195000	13353	Y	N
8	785207	0140	01/07/03	265000	19251	Y	N
8	785207	0170	08/14/03	250000	12170	Y	N
8	785207	0190	11/10/03	265000	21631	Y	N
8	785207	0220	04/15/02	255000	12813	Y	N
8	785207	0220	07/29/03	270000	12813	Y	N
8	785207	0240	12/10/03	260000	12751	Y	N
8	785207	0260	08/04/03	260000	13037	Y	N
8	785213	0610	12/29/03	340510	4335	N	N
8	785215	0230	10/14/03	279639	4077	N	N
8	785215	0250	10/21/03	304740	4402	N	N
8	785215	0260	11/26/03	277550	4400	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 75**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
8	785215	0310	11/04/03	314140	4027	N	N
8	785215	0330	10/13/03	285407	4058	N	N
8	785216	0130	08/08/03	390000	18866	Y	N
8	785216	0150	11/24/03	390000	14513	Y	N
8	785216	0190	12/09/03	227500	16625	N	N
8	785216	0240	11/03/03	265000	21688	N	N
8	785216	0290	09/23/03	260000	14249	N	N
8	785216	0300	11/06/03	260000	13939	N	N
8	785217	0030	12/11/03	479990	5260	N	N
8	785218	0260	12/02/03	306710	4456	N	N
8	785218	0430	12/10/03	294155	3982	N	N
8	785218	0440	10/21/03	264045	3982	N	N
8	785218	0510	12/23/03	295545	3982	N	N
8	785218	0550	12/12/03	323650	4105	N	N
8	785218	0620	09/30/03	274872	4067	N	N
8	785218	0890	12/01/03	326515	7258	N	N
8	785218	0900	10/01/03	319650	6430	N	N
8	867852	0010	10/14/02	275000	154501	N	N
8	867852	0020	03/25/03	255000	85932	N	N
8	867852	0030	10/17/02	325000	129816	N	N
8	867852	0050	07/24/02	300000	136589	N	N
8	867852	0050	11/05/03	1075133	136589	N	N
8	867852	0060	06/11/03	255000	159456	N	N
8	867852	0070	03/05/03	220000	106049	N	N
8	867852	0080	12/20/02	225000	68844	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 75**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	142407	9071	10/03/03	76400	NEW IMP
7	152407	9187	10/03/03	30000	BUILDER
7	242790	0030	04/26/02	128500	NEW IMP
7	247590	0745	01/21/03	121000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	102307	9016	12/20/02	1216000	GOVERNMENT
8	102307	9027	12/11/02	142000	TIMBER AND FOREST LAND;
8	222406	9052	03/25/02	249900	MULTI-PARCEL SALE;
8	222406	9131	12/10/03	37500	NON PERC
8	252406	9033	02/20/03	300000	GOVERNMENT AGENCY; MOBILE HOME;
8	252406	9095	05/22/03	50000	MULTI-PARCEL SALE;
8	252407	9031	01/14/02	81300	QUESTIONABLE PER SALES IDENTIFICATION;
8	302307	9001	12/29/03	150000	GOVERNMENT AGENCY;
8	302407	9109	09/18/02	10000	Non Perc
8	302407	9119	02/21/03	140000	NEW IMP
8	312507	9029	04/17/03	161000	QUIT CLAIM DEED; STATEMENT TO DOR;
8	332407	9093	11/25/02	88000	Non Perc
8	362997	1310	12/02/03	4898000	BUILDER
8	785201	0020	02/13/02	175000	NEW IMP
8	785207	0010	02/05/03	155000	NEW IMP
8	785207	0020	02/06/03	175000	NEW IMP
8	785207	0090	05/08/02	190000	NEW IMP
8	785207	0110	04/19/02	184000	NEW IMP
8	785207	0120	03/07/03	240000	NEW IMP
8	785212	0234	12/15/03	691943	BUILDER
8	785214	0240	12/12/03	427159	BUILDER
8	785219	0140	12/02/03	466519	BUILDER
8	808880	0205	05/25/02	1000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);



**King County  
Department of Assessments**

King County Administration Bldg.  
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Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2004

TO:           Residential Appraisers

FROM:        Scott Noble, Assessor

SUBJECT:     2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr